

Vested Rights Permit Log								
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V.R.P.	Site Location or Name of Project	Owner / Developer	Date	Due Date	Approved	Disapproved	Additional Information Required	Comments
ID. #			submitted					
JUNE 4,2001								
VRP 01-6-001	Mountain Climb, South of	Joy Duncan						
	Condor Pass	15115 Flamingo Dr.	6/26/2001		6/26/2001			
		North, Houston , Tx.78734						
VRP 01-6-002	Bandera Road @ Stonecroft	(512) 266-6610						
		McDonald's Corp.						
		3707 F.M. 196 W # 300	6/26/2001		6/26/2001			
VRP 01-6-003		Houston , Tx.						
		(281) 587-7322						
		Earl & Brown , P.C. agent for	6/26/2001		6/28/2001			
VRP 01-6-003A	442.445 Ac. Tract located West of Hwy 281 and South of Borgfield Rd.	Sneckner Partners, Ltd. Owner						
VRP 01-6-004	Northwest of Loop 1604 and Hwy 281	Earl & Brown	11/27/2001		12/6/2001			
VRP 01-7-005	North of Evens Rd. and East of Bulverde Rd.	Richard W. Beck	6/26/2001		6/26/2001			
		2525 "C" Street, Suite 500						
		Anchorage, Alaska						
VRP 01-7-006	West on Culebra and F.M. 1604							
		Indian Springs, Ltd.	7/10/2001		8/6/2001			
		11 Lynn Batts Lane, Suite #10						
VRP 01-7-007	De Zavala Business Park	San Antonio, Tx. 78218						As of December 20, 1984
VRP 01-8-008	Kriewald Rd. @ Hwy 90	F.C. Stonebridge Limited Partnership	7/10/2001		7/19/2001			
		2701 Cambridge court, suite #200						
		Auburn Hills, MI. 48326						
VRP 01-8-009	Intersection Braun Rd. & Autumn Sunrise	DeZavala Capital Assoc. 992-1, Ltd.	7/13/2001		7/19/2001			
		12332 I.H. 10 West						
		San Antonio, Texas						
VRP 01-8-010	Northwest @Intersection of Old Tezel Rd.							
VRP 01-8-011	Robert E. Lee High School	C.M.H. Parks, Inc.	8/2/2001		8/22/2001			
VRP 01-8-012	Intersection Braun Rd. & Autumn Sunrise	Milestone Braun Willow, L.L.C.	8/20/2001		Incomplete	Incomplete		
			10/2/2001		10/19/2001			
VRP 01-8-013	Northwest @Intersection of Old Tezel Rd.	Milestone Braun Willow, L.L.C.	8/20/2001		9/10/2001			
VRP 01-8-014	Robert E. Lee High School	Northeast Indep. School Dist. (N.E.I.S.D.)	8/20/2001		9/10/2001			
VRP 01-8-015	11400 Jackson- Keller Rd.	Gordon V. Hartman	8/23/2001		8/24/2001			
VRP 01-8-016	Walzem @ Gibbs Sprawl	David Mann	8/23/2001		9/19/2001			As of January 20, 1995 date of approval of POADP# 461Adobe Wallis Ranch
VRP 01-8-017	Antonio Road & Galm Road (FM 1560)	Denton Development Co.	8/23/2001					
VRP 01-8-018	N. Side Evans Rd. Approx. 1 mile East of Bulverde Rd.(Pulled 8/27/01 By Habib Erkan)							
VRP 01-8-019	NW Intersection of Stone Oak Parkway and Knights Cross	Henrik Palme/ Carter & Burgess	8/30/2001		10/31/2001			
VRP 01-9-017	UTSA Boulevard at IH-10	Pape-Dawson	9/7/2001		9/26/2001			
VRP 01-9-018	Floyd Curl Dr. between Huebner & Hamilton Wolfe (DRP #196)							
		Macina, Bose, Copeland & Assoc.	9/25/2001		9/26/2001			
VRP 01-9-019	Culebra Rd. & West Loop 410							
		Macina, Bose, Copeland & Assoc.	9/25/2001		9/26/2001			
VRP 01-9-020	N. Loop 1604 E. @ U.S. 281 N.	Macina, Bose, Copeland & Assoc.	9/25/2001		9/26/2001			

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VRP 01-9-020	Floyd Curl Dr. between Huebner & Hamilton Wolfe (DRP #68)	Macina, Bose, Copeland & Assoc.	9/25/2001		9/26/2001			
VRP 01-9-021	11802 Warfield	Gerald R. Taliaferro (Owner)	9/18/2001		10/3/2001			
VRP 01-9-022	Northwest corner of FM 1560 & Loop 1604 Intersect.	Brad Galo	9/14/2001		10/4/2001			
VRP 01-9-023	Dwyer Ave.	Pape-Dawson	10/2/2001		10/7/2001			
VRP 01-9-024	N. side of Evans Rd. Approx. 1 mile East of Bulverde	Earl & Brown P.C.	10/2/2001		10/4/2001			Antonio.
FY 2001								
VRP 01-10-025	S.E. Corner of Tavern Oaks & Thousand Oaks	Macina, Bose, Copeland & Assoc. Inc.	10/5/2001			10/4/2001		
VRP 01-10-026	F.M. 78 (Seguin Road) and Walzem Rd.	Macina, Bose, Copeland & Assoc. Inc.	10/9/2001			10/14/2001		
VRP 01-10-027	Kriewald Road Approx. 0.4 miles west of Hwy 90	Carter & Burgess	10/10/2001		11/9/2001			As of 10/10/1997 the date of approval for POADP # 578
VRP 01-10-028	281 North - South of Marshall Rd.	W.F. Castella	10/12/2001		12/6/2001			
VRP 01-10-029	Woodlake Parkway	W.F. Castella	10/11/2001		12/6/2001			
VRP 01-10-030	100 Citibank Drive, San Antonio, TX 78245	Pape-Dawson	10/23/2001					
	Resubmitted with new information for approval		1/8/2002		1/22/2002			
VRP 01-10-031	U.S. 281 N. South of Kentwood Drive	W.F. Castella	10/24/2001		10/22/2001			
VRP 01-10-032	East of Dugas @ Potranco	W.F. Castella	10/24/2001			10/24/2001		
	Resubmitted with New information for approval		11/16/2001			12/6/2001		
VRP 01-10-033	Southwest corner of intersection of Jone Maltzberger and Old Bitters Road	Overby Descamps Engineering	10/31/2001		10/30/2001			
VRP 01-11-034	Military @ WLoop 1604 South	W.F. Castella	11/1/2001		11/1/2001			
VRP 01-11-035	Kyle Seale Parkway	W.F. Castella	11/1/2001		11/1/2001			
VRP 01-11-036	Northwest corner of Ewing Halsell & Medical Dr.	Pape-Dawson	11/16/2001		11/9/2001			
VRP 01-11-037	South of FM 1604 Between Judson & O' Connor Rd.	Earl & Brown	11/6/2001		11/9/2001			
VRP 01-11-038	East of the intersection of Marshall Rd & Bulverde Rd.	Kaufman & Associates	11/13/2001			11/30/2001		
	Resubmitted		12/7/2001		12/7/2001			
VRP 01-11-039	S.E. corner of Tavern Oaks & Thousand Oaks	MBC	11/13/2001		11/16/2001			As of March 19,1999 date of approval for POADP #360-B
VRP 01-11-040	Northside of Perrin Central between Nacogdoches Rd. & Perrin Beitel	MBC	11/13/2001		11/16/2001			
VRP 01-11-041	1122 Chulie	Pape - Dawson	11/13/2001					
	Re-Submitted		11/28/2001		11/30/2001			

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VRP 01-11-042	F.M. 78 (Seguin Rd.) & Walzem Rd.	MBC	11/20/2001		11/30/2001			
VRP 01-11-043	Encino Park NCB 17600 S. of Evans Rd. approx. 1000 ft. East of US 281	Earl & Brown	11/27/2001					Sent back to Earl & Brown on 12/6/01.We did not receive maps w/application.
			1/28/2002		2/6/2002			
VRP 01-11-044	Lot 4, 5 & 7, Block 26, NCB 11742	Pape Dawson	11/27/2001		1/4/2002			Made copy of original application & re-submitted on 1/3/02.
VRP 01-11-045	Prue Rd. @ Oakland Rd. / 6050 Prue Rd.	Earl & Brown	11/27/2001		12/4/2001			
VRP 01-11-046	South of HWY. 87E and West of Foster Rd.	Earl & Brown	11/27/2001		12/6/2001			As of April 1987
VRP 01-12-047	SH 151, Loop 410, Marbach Rd., Hunt Ln, Potranco Rd.	Vickrey & Associates	12/12/2001		12/17/2001			none
VRP 01-12-048	SE Corner of Hildebrand Ave. & West Ave.	Pape Dawson	12/14/2001		12/17/2001			none
VRP 01-12-049	2118 Fredericksburg Rd., 78201	Pape Dawson	12/14/2001		12/17/2001			Only for area on plat. Nothing submitted for area West of West Ave.
VRP 01-12-050	Along Ingram Rd. approx. 1000 ft.east of Callaghan Rd.	Carter & Burgess	12/18/2001		1/3/2002			Sent back to Tom on 1/2/02 with clarification .
VRP 01-12-051	Potranco Rd. & North Ellison Dr.	KB Home	12/18/2001		1/22/2002			Sent back to Tom on 1/7/02 with clarification.
VRP 01-12-052	Northwest Corner of Exchange Parkway & N.W. Loop 410	Brown Engineering	12/21/2001		1/3/2002			none
VRP 02-01-053	Intersection of Westover Hills Blvd. And S.H. 151	Pape Dawson	12/31/2001		1/3/2002			Due to DRP #250 expiring Sept. 1, 2007.
VRP 02-01-054	NCB 17199 BLK 1 LOTS 20	Earl & Brown	1/2/2002		1/3/2002			none
VRP 02-01-055	NCB 16820 BLK 1 LOTS 5-7 & 9-14; NCB 17455 BLK 6 LOT 1; NCB 17452 BLK 3 LOT 1; NCB 17454 BLK 5 LOTS 9,1	Earl & Brown	1/2/2002			1/18/2002		As per statement in Volume 3406, pg.192 the plats offered were vacated on March 22, 1985.
	Appeal Letter of Denial		2/25/2002					
VRP 02-01-056	NCB 17453 BLK 4 LOTS 14-19	Earl & Brown	1/2/2002		1/3/2002			none
VRP 02-01-057	Lot 12, BLK 5, Unit 2, Town & Country Estates	Second Enterprises, Inc.	1/2/2002			1/3/2002		There is nothing showing a "right" to such vested rights. The request for a common law vested right approval will be handled separately.
	Re-submitted with new information.		3/15/2002					
VRP 02-01-058	North of Wurzbach & East of Ingram Rd.	Earl & Brown	1/15/2002		2/6/2002			Please note that vested rights will expire with the POADP
VRP 02-01-059	North of FM 1604 & East of 281	Earl & Brown	1/15/2002		2/6/2002			P.O.A.D.P is expired. Approval based on DRP 64. Please note that vested rights expire with DRP 64.
VRP 02-01-060	7142 San Pedro Avenue	Middleman/De la Garza/Neugebauer	1/22/2002		2/6/2002			none
VRP 02-01-061	West of Intersection of Mountain Lodge & US Hwy. 281	Pape Dawson	1/23/2002					Returned to Mike 4/25/02 for confirmation on DRP.
	Returned from Michael.		4/30/2002		5/15/2002			AS of 11/07/1985
VRP 02-01-062	9501 Perrin Beitel, San Antonio, TX 78217	Pape Dawson	1/25/2002		3/22/2002			none
VRP 02-02-063	12.43 Acres out of NCB 17597	Macina, Bose, Copeland & Assoc.	2/4/2002		2/10/2002			Per SAWS letter.
VRP 02-02-064	Northeast Intersection of U.S. 281 & Evans Rd.	Pape Dawson	2/6/2002		2/6/2002			As of Nov 13,1984 dates of applicable documentation.
VRP 02-02-065	3921 Loop 1604 NE- Intersection of N. Loop 1604 & Bulverde Rd.	Earl & Brown	2/12/2002		2/25/2002			As of September 21, 1987
VRP 02-02-066	3300-3900 Block of NE Loop 1604 (Purged 5/24/05)	Earl & Brown	2/12/2002		3/5/2002			No action taken on application per Kenneth Brown's request. Underlying permit has expired.

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VRP 02-02-067	FM 1604/West of NW Military (Purged 1/18/06 POADP #442 expired and was purged)	Earl & Brown	2/20/2002		2/25/2002			plat filed
VRP 02-02-068	Culebra Rd. approx. 4 miles beyond FM 1604	Earl & Brown	2/20/2002		3/15/2002			As of Aug. 29, 1991.
VRP 02-02-069	Blanco Rd. South of FM 1604	Earl & Brown	2/22/2002		2/28/2003			As of December 20,1996
VRP 02-02-070	Tezel and Guilbeau Roads	Earl & Brown	2/28/2002					Sent back to Mike for verification .
	Returned to Tom with verification from Michael.		3/25/2002		4/1/2002			As of March 11,1985 date of approval for POADP # 54 Oakridge Village
VRP 02-02-071	South of FM 1604 Between O'Connor and Judson Roads	Earl & Brown	2/28/2002		3/8/2002			none
VRP 02-03-072	Potranco & Ellison, NCB 15859 Blk. P.20	Carter & Burgess	3/7/2002					Sent back to Mike for verification of POADP on 3/22/02.
	Returned to Tom with verification from Michael.		3/25/2002		4/1/2002			As of April 12,1983
VRP 02-03-073	14087 O'Connor Road	Bury & Partners	3/12/2002					Sent back. No plat attached. 3/22/02
	Resubmitted with plat.		3/22/2002		4/1/2002			As of March 5, 1999
VRP 02-03-074	O Thousand Oaks and Rowe Drive	Earl & Brown	3/13/2002		3/14/2002			none
VRP 02-03-075	West of Bandera Rd. & South of Gilbeau Rd.	Pape Dawson	3/13/2002		3/19/2002			As of May 27, 1994.
VRP 02-03-076	N.W. of Loop 1604 and U.S. 281	Macina, Bose, Copeland & Assoc.	3/22/2002					Sent back to Mike for verification of POADP on 4/25/02.
	Returned to Tom with verification from Michael.		4/30/2002		5/15/2002			As of June 5, 1985
VRP 02-04-077	7142 San Pedro Ave. @ Rampart Dr.	Brown Engineering	4/5/2002		4/23/2002			none
VRP 02-04-078	Highland Park / Mainland Drive	Medallion Homes	4/8/2002		4/22/2002			POADP Expired Vested 12/18/00. Area on plat only.
VRP 02-04-079	Moss Brook Unit 1	Medallion Homes	4/8/2002		4/22/2002			As of 9/6/99
VRP 02-04-080	Moss Brook Unit 2	Medallion Homes	4/8/2002		4/22/2002			Plat filed after POADP expired. However, a portion of POADP was platted on 11/13/00 Plat #200003 9549/71 Vested
VRP 02-04-081	10953 Beiring Ln.	Reygar Two, Ltd.	4/11/2002		4/25/2002			As of 6/14/01 due to substantial monetary expenditure/Investment vested
VRP 02-04-082	4606 Rittiman Road, San Antonio, TX	Earl & Brown	4/15/2002		4/23/2002			For platted area (address not on plat) vested 6/1/78
VRP 02-04-083	North of FM 1604 & West of Bandera Rd.	Earl & Brown	4/15/2002					
VRP 02-04-084	West of North Ellison Dr., North of Potranco Rd.	Vickrey & Associates	4/16/2002		4/23/2002			As of 11/21/00
VRP 02-04-085	North of Evans Rd. & East of Comal County/Bexar Count	Earl & Brown	4/17/2002			7/29/2002		POADP expired.
VRP 02-04-086	Corner of Ingram Rd. & Big Horn Dr.	Earl & Brown	4/17/2002		5/3/2002			As of May 15, 1968.
VRP 02-04-087	Corner of Ingram Rd. & Big Horn Dr. (Replat)	Earl & Brown	4/17/2002		5/3/2002			As of April 24, 1971.
VRP 02-04-088	Corner of Ingram Rd. & Big Horn Dr. (Unit 6)	Earl & Brown	4/17/2002		5/3/2002			As of Aug. 9, 1972
VRP 02-04-089	On Windy Creek off FM1560 (Hausman Rd)	Overby Descamps	4/30/2002		5/8/2002			As of Jan. 20, 1989.
VRP 02-04-090	On Windy Creek of FM1560 (Los Cedros Subdivision)	Overby Descamps	4/30/2002		5/8/2002			As of Dec. 30, 1988.
VRP 02-05-091	East of Bulverde Rd., North of FM 1604	Earl & Brown	5/6/2002		7/26/2002			As of March 16,1998.
VRP 02-05-092	12102 IH 35 North; Lot 2, Blk. 1 NCB. 17622	Richie & Gueringer	5/6/2002		5/9/2002			As of June 28, 1995.
VRP 02-05-093	12106 IH 35 North; Lot 3, Blk. 1 NCB. 17622	Richie & Gueringer	5/6/2002		5/9/2002			As of June 28, 1995.

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VRP 02-05-094	I - 35 & Judson, adjacent (North) to 12106 IH 35 North	Richie & Gueringer	5/6/2002		5/9/2002			As of March 8, 2002.
VRP 02-05-095	103 Fredericksburg Rd.	Juan D. Alvarez	5/7/2002			7/17/2002		Plat shows no submittal date.
VRP 02-05-096	Northwest corner of Stahl Rd. & Green Mountain Rd.	Brown Engineering	5/7/2002			5/10/2002		POADP has expired.
VRP 02-05-097	800 Blk. Of E. Hildebrand Ave.	Earl & Brown	5/7/2002		5/16/2002			Please note that vested rights do not excuse the platting requirement. However platting has been exempted from this property for this particular case.
VRP 02-05-098	10653 Fredericksburg Road (7.555 Acres)	M. W. Cude Engineers	5/8/2002			8/30/2002		No connection between 1935 plat and current project. If applicant can show current project was considered and began in 1935, the decision may be reconsidered.
VRP 02-05-099	5,000 ft. W. of Intersection of Leslie Rd. & Shaenfield Rd	Macina, Bose, Copeland	5/9/2002		5/13/2002			As of 7/18/01 plat must be filed to maintain this.
VRP 02-05-100	1/4 S. of the SW Intersection of Loop 1604 & Shaenfield	Carter & Burgess	5/9/2002			7/17/2002		Sale of easement is not a "benefit" to the property not a part of a project on property.
VRP 02-05-101	Northwest corner of Stahl Rd. & Green Mountain Rd.	Brown Engineering	5/17/2002		5/20/2002			As of 9/3/99.
VRP 02-05-102	Southside of Evans Rd. East of Bulverde Rd.	Vickrey & Associates	5/21/2002		5/27/2002			As of 5/4/01 if plat filed by 11/3/02 . Please note that plat must be filed to maintain the POADP and rights based upon it.
VRP 02-05-103	NW Corner of IH-10 & Boerne Stage Rd.	Vickrey & Associates	5/21/2002		5/27/2002			As of Oct. 1986. Based upon DRP #251. Note: POADP expired 9/20/01. No plats were filed before that date.
VRP 02-05-104	North of Raven Field, adjacent to Pue Rd.	Vickrey & Associates	5/21/2002		5/27/2002			As of 5/7/99.
VRP 02-05-105	19000 Ronald Reagan, San Antonio, TX 78258	Pape Dawson	5/23/2002		5/27/2002			As of 1/18/95.
VRP 02-05-106	11505 W. Loop 1604 N.	Bury & Partners	5/31/2002		6/6/2002			As of 1/28/02. Please note that rights are subject to expiration if plat not filed.
VRP 02-06-107	NE intersection of Gardendale & Wurzbach	Macina, Bose, Copeland	6/6/2002		6/20/2002			As of 5/3/01. Please note that vested rights secured by this application will expire upon expiration of the plat approval if the plat is not filed by such date,
VRP 02-06-108	Starcrest Drive North of IH-410	Earl & Brown	6/6/2002		6/6/2002			As of 10/4/67
VRP 02-06-109	IH 35 (Southbound) Between Judson & O'Conner	Kopplow Construction	6/11/2002		6/12/2002			As of 11/27/96
VRP 02-06-110	5227 Evers Road	Civil Engineering Consultants	6/11/2002		6/12/2002			As of 1/16/92
VRP 02-06-111	11843 Vance Jackson Road	Civil Engineering Consultants	6/11/2002		6/12/2002			As of 3/31/71
VRP 02-06-112	11330 Belair Drive, San Antonio, TX.	Overby Descamps Eng.	6/12/2002		6/12/2002			As of 4/19/95
VRP 02-06-113	South Zarzamora at Ansley Blvd.	Vickrey & Associates	6/12/2002		6/20/2002			As of 7/26/00
VRP 02-06-114	Toepperwein at Raintree Path	Vickrey & Associates	6/12/2002		6/20/2002			As of 2/9/01
VRP 02-06-115	Shaenfield Rd. & FM 1604	Earl & Brown	6/12/2002		7/29/2002			Sent back to applicant on 6/20/02. (Missing attachment) / As of 3/7/01.
VRP 02-06-116	Shaenfield south of Galm Rd.	Earl & Brown	6/12/2002		7/29/2002			Sent back to applicant on 6/20/02. (Missing attachment)/ As of4/12/01.
VRP 02-06-117	FM 1604 & Bowens Crossing	Earl & Brown	6/12/2002		7/29/2002			Sent back to applicant on 6/20/02. (Missing attachment)/ As of 3/7/01.
VRP 02-06-118	FM 1604 & Bowens Crossing (Morton Southwest)	Earl & Brown	6/12/2002		7/29/2002			Sent back to applicant on 6/20/02. (Missing attachment)/ As of 3/5/01.
VRP 02-06-119 (resubmittal)	Braun Rd. between Galm Rd. & FM 1604	Earl & Brown	6/12/2002		7/29/2002			Sent back to applicant on 6/20/02. (Missing attachment) As of 4/12/01 for the uses depicted on POADP 713 Wildhorse Canyon.
VRP 02-06-120	SE corner IH 10 & Loop 1604	Vickrey & Associates	6/14/2002		6/19/2002			As of 1/12/95
VRP 02-06-121	N. of Vance Jackson, E. of IH 10, S. of Loop 1604	Vickrey & Associates	6/14/2002		6/19/2002			As of 1/23/97
VRP 02-06-122	S.E. Corner of Loop 1604 & Potranco Rd. intersection	Pape-Dawson	6/24/2002		7/17/2002			As of February 27, 1997.

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VRP 02-06-123	Bitters Rd. & Loop 1604	Macina, Bose, Copeland	6/26/2002		7/17/2002			As of May 14, 1985.
VRP 02-07-124	312 Pearl Brewery, San Antonio 78215	Pape-Dawson	7/2/2002			7/29/2002		Project must have been in progress as of 9/1/97. Applicant may resubmit proof that 1968 plat is tied to current project.
VRP 02-07-125	9439 Bandera Rd.	Pape-Dawson	7/2/2002		7/29/2002			As of July 31, 1985.
VRP 02-07-126	12826 I.H. 10 West	Brown Engineering	7/10/2002		7/17/2002			As of October 9, 1996.
VRP 02-07-127	Stone Oak & Huebner Rd.	Pape Dawson	7/16/2002		7/17/2002			As of November 13,1985.
VRP 02-07-128	IH 35 & O'Connor	Bury & Partners	7/16/2002		7/17/2002			As of August 14, 2001.
VRP 02-07-129	North of Potranco Rd. & West of Loop 1604	Earl & Brown	7/16/2002					
VRP 02-07-130	N.E. Corner loop 1604 & Stone Oak Parkway	Mercado Partners II Limited	7/17/2002		7/17/2002			As of June 16, 1998
VRP 02-07-131	Intersection of New Guilbeau Rd. & Braun Gate	Overby Descamps Engineers	7/22/2002			8/30/2002		No connection seen between a 1979 agreement and current project
	Resubmitting		9/10/2002			9/27/2002		
	Resubmitting		10/18/2002		11/4/2002			
VRP 02-07-132	17455 Huebner Rd.	Cates Consultants	7/25/2002		8/12/2002			As of May 2, 2000.
VRP 02-07-133	Lots 113,114,115 Block 1, Dolan Place II	Pape Dawson	7/29/2002		7/30/2002			As of 7/26/96.
VRP 02-07-134	Mystic Park, North of Guilbeau Rd.	Vickrey & Associates	7/29/2002					Sent back to applicant on 8/7/02. POADP is lacking dates. Cannot approve effective date claimed without proof.
	Returned to Tom with verification from Michael.		8/8/2002		8/9/2002			As of 7/5/85. As per Planning Dept., POADP date is correct.
VRP 02-08-135	21028 Military Drive SW, San Antonio, TX 78221	Bury & Partners	8/5/2002			8/30/2002		No connection seen between a current project and the 1969 plat. If applicant can show 1969 plat was made in furtherance/anticipation of the current project, this decision will be reconsidered.
VRP 02-08-136	Southwest intersection of Highway 151 & Wiseman Blv.	Earl & Brown	8/16/2002		8/30/2002			As of June 15, 1993
VRP 02-08-137	1909 Bitters Rd.	Joey Herr	8/20/2002		8/30/2002			As of Oct. 12, 2004
VRP 02-08-138	1215 Broadway	George A.Geis	8/26/2002			10/3/2002		
	RESUBMITTED		10/21/2002					Nothing submitted shows a current project. Deeds do not establish vested rights.
VRP 02-08-139	12710 IH10 West	James R. Van Winkle	8/28/2002			8/30/2002		Plat does not appear tied to or made in furtherance of a current project. Can applicant show how 22 year-old plat is tied to current project? If so this decision may be reconsidered.
VRP 02-08-140	Southeast corner of IH-10 & Huebner	Steven D. Eklund Bury & Partners	8/29/2002					Requesting more info
VRP 02-08-141	827 Coliseum Road	Block Distributing Company	8/29/2002			8/30/2002		
	Resubmitted		9/25/2002			10/3/2002		Still nothing showing current project or how 1969's plat was related current project.
VRP 02-09-142	Loop 1604 @ Rogers Ranch Parkway	Earl & Brown P.C./behalf of Denton Comm.	9/10/2002		2/28/2003			Applicant must state what project is to be. as of 12/20/1996 for project shown on POADP # 538
VRP 02-09-143	Southeast corner of Harry Wurzbach Hwy & Austin Hwy	Pape-Dawson/Duke Stevens	9/16/2002			9/23/2002		No connection seen between the 1956 and 1980 plats and the current project. A plat must have been submitted to furthur a current projectin order for it to be used as the basis for establishing vested rights.
VRP 02-09-144	Southwest Corner of DeZavala & Lockhill-Selma	Bury&Partners	9/23/2002		10/3/2002			As of 2/17/92 for area and project shown on POADP #41
VRP 02-09-145	Ingram Road & Stedwick Drive	Carter & Burgess	9/25/2002			10/3/2002		City needs to see a direct link showing the 1983 plats where executed as a part of the current project.
	FY 2003							

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VRP 03-10-001	Lots 2&3 Mesa commercial Subdivision	Moy Civil Engineering	10/4/2002		3/10/2003			Approved as of 2/4/98
VRP 03-10-002	Intersection of North Hills Village Drive & Loop 1604	Howland Surveying	10/11/2002			10/18/2002		This is a valid plat perhaps, but the City needs some evidence that it was done in furthurmore of the Current project.
VRP 03-10-003	Randolph Blvd. Ferguson map 553 B-5	W.F. Castella	10/17/2002			10/18/2002		City needs something to show this 1970's plat was done/filed for this current project. Applicant may re-submit such documentation
VRP 03-10-004	Loop 1604 West Access Road	Pape-Dawson	10/21/2002					No Decision made
VRP 03-11-005	Westside of State Hwy 3009, appx.1 mile north of Bat Cave Road in Comal County	Earl & Brown	11/4/2002					Withdrawn by applicant
VRP 03-11-006	Intersection of Loop 1604 & IH10	Earl & Brown	11/4/2002		11/19/2002			facility.
VRP 03-11-007	29 acre Tract NE of the E. Sonterra & Ronald Reagan Dr. intersection	Pape-Dawson	11/4/2002					No Decision made
VRP 03-11-008	NW Corner of S.W. Military Dr. & Malard Street	Pape-Dawson	11/4/2002		2/1403			Vested as of January 16, 2003
VRP 03-11-009	N.W.. I/S Rittiman Plaza & Tejasco Drive	Overby Decamps	11/6/2002		12/30/2002			No decision made
VRP 03-11-010	Fannie M. Sanders		11/18/2002		11/27/2002			As per settlement in cause #2002-CI-08163, Vested Rights extend to the project for which the original certificate of determination was requested.
VRP 03-11-011	West of Wiseman Road & East of Westside Freeway	Earl & Brown	11/15/2002		11/19/2002			As of 6/15/93
VRP 03-11-012	Northeast Corner Vista Del Norte & Proposed Wurzbach	Pape- Dawson	11/18/2002			11/27/2002		
VRP 03-11-013	1035 Central Parkway North, San Antonio	M.B.C.	11/18/2002		11/27/2002			
VRP 03-11-014	North of FM1560 east of its intersection with Cirle Dr.	Earl & Brown	11/20/2002		11/27/2002			As of 7/11/00 vested rights extend only to the project as referenced in the saws commitment letter and as shown on its plans submitted to the City of Helotes. Vested rights shall be based upon the regulations of the City of Helotes as of 7/11/00. It shall be the burden of the applicant to show how those regulatins differ from those of the City of San Antonio.
VRP 03-11-015	Westside of State Hwy 3009 appx. 1 mile N. of Bat Cave Rd. Comal County	Earl & Brown	11/20/2002			12/2/2002		
					12/9/2002			As of Sept. 19, 2000 Applicant has shown provision of TNRCC letter regarding construction was met so water pollution abatement plan approval is still in effect
VRP 03-11-016	5.12 acre tract at North Hill Village Dr. & Loop 1604 near Babcock Road	Earl & Brown	11/20/2002		1/24/2003			As of May 29, 1985 for warehouse storage
VRP 03-11-017	1321 North F.M. 1604 East	Bury & Partners	11/25/2002		12/2/2002			As of October 30, 2001 Based upon amended POADP #173-A. Neither Dev. Rights permit #229 nor POADP #173 where included w/application so they where not reviewed
VRP 03-12-018	DeZavala Rd. & Silicon Dr. Extension	Vickrey & Associates	12/10/2002		3/13/2003			as of September 6, 1996 for project shown by poadp 521
VRP 03-12-019	West of intersection of U.S. HWY 281& Overloop PKWY 2nd Submittal	Pape-Dawson	12/11/2002					
			1/15/2003		2/28/2003			As of March 7, 1986 for project shown in contract due solely to saws action evidenced in its June 9, 1997 lette
VRP 03-12-020	Stone Oak Parkway & Huebner	Pape-Dawson	12/11/2002		3/13/2003			As of June 5, 1985 per drp#243 as long as such remains valid
VRP 03-01-021	Whitby Road Apartments	CEC Engineering	1/16/2003		1/22/2003			As of January 16, 2003.
VRP 03-01-022	South of Loop 1604 O'Connor rd at Judson Rd.	Earl & Brown	1/17/2003		1/30/2003			As of Aug 14, 1997
VRP 03-02-023	Intersection of Green Mountain Road & Loop 1604 Resubmittal	Bury & Partners	2/10/2003			3/13/2003		poadp has expired was plat ever filed
			3/27/2003		3/28/2003			Approved as of 5/9/1997
VRP 03-02-024	Loop 1604 & Fredericksburg Rd. NCB 14855 blk 5 lot 2	Pape-Dawson	2/12/2003		3/13/2003			As of June 26, 1998

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ID. #			submitted					
VRP 03-02-025	6592 FM 78 (Northwest Corner of FM 78 & Foster Rd)	Bury & Partners	2/20/2003		3/13/2003			As of 6/21/95
VRP 03-03-026	Intersection of Stahl Road and Stormy Grove	Overby Descamps	3/3/2003		3/28/2003			Approved as of 9/27/1991
VRP 03-03-027	Along Fillmore Drive South of Potranco	Carter Burgess	3/5/2003					
	2nd submittal		4/15/2003			5/14/2003		copy of plat not attached must have this to evaluate application.
VRP 03-03-028	3559 Belgium Lane	Earl & Brown	3/11/2003		3/13/2003			As of may 21, 2001
VRP 03-03-029	Southwest Corner of Loop 410 & Military Drive West	Pape-Dawson	3/12/2003		3/19/2003			As of April 30, 1997 for area shown on plat 97007 and as of Dec. 19, 2001 for that of plat 00444 "Biomedical Research Facility" is the project per Smith of Pape-Dawson
VRP 03-03-030	North of Monterrey Oak and East of Vance Jackson resubmitted	Brown Engineering	3/17/2003					no decision
			6/19/2003		9/22/2003			As of 8/9/95
VRP 03-03-031	N.E. Corner of U.S. Hwy 281 & Redland Road Resubmittal	Brown Engineering	3/17/2003					no decision
			12/2/2003			1/5/2004		As per City Attorney - Vested Rights are for specific projects, not for sections of property.
VRP 03-03-032	Southeast corner of Bulverde Road at Evans Road	Moy civil Eng.	3/24/2003		3/28/2003			approved as of 7/2/1965
VRP 03-03-033	Cheyenne Valley Subdivision 2ND SUBMITTAL	Howland Engineering	3/24/2003					no decision
			3/9/2003		4/18/2003			as of Jan. 21, 2003
VRP 03-03-034	Perrin Creek Subdivision	Pape-Dawson	3/31/2003		4/18/2003			As of July 12, 1985
VRP 03-04-035	St. Tropez Subdivision Lot 1 & 2	Earl & Brown	4/1/2003		4/18/2003			Approved as of April 13, 1989
VRP 03-04-036	St. Tropez Subdivision Lot 3	Earl & Brown	4/1/2003		4/18/2003			as of April 13, 1989
VRP 03-04-037	Wilderness Oaks/cliff park	Urban Design Group	4/3/2003		4/18/2003			As of June 12, 2002
VRP 03-04-038	Newell Retirement Center	Calle & Associates, Inc.	4/7/2003		5/14/2003			As of January 14,1980
VRP 03-04-039	Huebner -Vance Jackson Shopping Center	Macina, Bose, Copeland	4/7/2003		4/18/2003			As of March 15, 1985
VRP 03-04-040	Miller Car Wash 8212 Broadway	Macina, Bose, Copeland	4/15/2003			4/30/2003		Project has changed from land's original use as the Blackwell Studio- Plat is not applicable as vesting document for subsequent project(s).
VRP 03-04-041	Fernandez Son Subdivision	Matkin-Hoover Engineering, Inc.	4/16/2003		9/22/2023			As of 4/23/85 for project shown on POADP # 173
VRP 03-04-042	Trophy Ridge Subdivision	Pape-Dawson	4/18/2003			5/14/2003		Section 35-721 © + (d) provide for rights to sewer services NOT for overall vested rights. Vested rights stem from the application for a permit or like authorization that must be obtained to initiate or continue a project. The filing of the MDP for this could be used to establish vested rights
VRP 03-04-043	Sonterra Place Retail Phase II (Building 1)	Macina, Bose, Copeland	4/17/2003		5/14/2003			As of July 24, 1996
VRP 03-04-044	Sonterra Place Retial Phase II (Building 2)	Macina, Bose, Copeland	4/17/2003		5/14/2003			As of July 24, 1996
VRP 03-04-045	Magnolia Heights Resubmitted	Overby Decamps	4/30/2003					5/14/03 no decision
			4/14/2003		5/29/2003			As of April 2, 1984
VRP 03-04-046	Sonterra Retail Resubmitted	M.B.C.	4/30/2003					5/14/03 no decision
			4/15/2003		6/5/2003			As of June 6, 1985 for project described by applicant
VRP 03-04-047	Interstate Business Park	Bury Partners	5/1/2003		5/6/2003			As of Feb. 19, 1985 for completion of project.
VRP 03-05-048	Foster Road High School Subdivision	Overby Descamps Engineers	5/12/2003		7/22/2003			As of March 21, 1984

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VRP 03-05-049	Grosenbacher/FM 1604 Tract	Overby Descamps Engineers	5/14/2003		5/20/2003			As of Feb. 27, 2003
VRP 03-05-050	Tech Ridge	M.B.C.	5/14/2003		7/11/2003			As of February 25, 2003
VRP 03-05-051	IBC Bank Babcock & Callaghan	Bury Partners	5/14/2003			6/26/2003		This is a new project that does not enjoy the vested rights of the first project.
VRP 03-05-052	Parkway Plaza Building	M.B.C.	5/14/2003		5/20/2003			As of May 19, 1996
VRP 03-05-053	Hicks Property	Earl & Brown	5/14/2003		5/20/2003			As of October 9, 1998
VRP 03-05-054	Marshall Place Subdivision	Earl & Brown	5/14/2003					pulled per Habib Erkan
VRP 03-05-055	S.A. Townhomes LTD.	M.B.C.	5/19/2003		11/4/2003			It appears this property was replatted to reflect a project not on the 1926 plat. Applicant cannot use prior plats for updated projects. Nowhere on the plat submitted is there reference to NCB 14708, Lots 10,11, 12 as is referenced in zoning letter. AS OF 8/6/1926
VRP 03-05-056	I.H. 10 Climate controlled Storage Facility	M.B.C.	5/23/2003		6/5/2003			As of October 26, 1995 lot 6, blk 13, ncb 14445
VRP 03-05-057	Office Building/Basse and Broadway/Medical Office	Pape Dawson	5/23/2003					
	Resubmitted		6/17/2003			7/11/2003		no decision 6/5/03
VRP 03-05-058	Office Building w/parking lot Basse&Broadway	Pape Dawson	5/23/2003					
	Resubmitted		6/17/2003			7/11/2003		no decision 6/5/03
VRP 03-05-059	Office Building w/parking lot Basse&Broadway	Pape Dawson	5/23/2003					
	Resubmitted		6/16/2003			7/11/2003		no decision 6/5/03
VRP 03-05-060	Redland Heights	M.B.C.	5/23/2003					no decision 6/5/03
	Resubmitted		7/18/2003		7/22/2003			As of the November 15, 1993 for unit 4
VRP 03-05-061	Marshall Place Subdivision Lot 2	Earl & Brown	5/30/2003		6/26/2003			As of October 17, 1997
VRP 03-05-062	Marshall Place Subdivision Lot 1	Earl & Brown	5/30/2003		6/26/2003			As of October 17, 1997
VRP 03-05-063	619 division Ave	Earl & Brown	5/30/2003			6/26/2003		This is a new project and does not enjoy the vested rights of the now completed project
VRP 03-05-064	The Park at University Hills	Earl & Brown	5/30/2003		6/5/2003			As of September 17, 2002
VRP 03-05-065	Medical Center Self Storage	Moy Civil Eng.	5/30/2003		6/5/2003			As of March 12, 2003
VRP 03-05-066	University Oaks Church of Christ	H. Douglas Steadman	5/30/2003		6/5/2003			As of January 25, 2002
VRP 03-06-067	Noah's Ark Self Storage	Moy Civil Engineering	6/4/2003					no decision
	Resubmitted		6/17/2003		7/11/2003			As of June 19, 1999
VRP 03-06-068	Star Storage	Richie & gueringer, P.c.	6/5/2003			6/ /03		See file for Atty. Comments
								As of August 9, 2004
VRP 03-06-069	Lot 96 Rancho Mesa Subdivision	Moy Civil Engineer	6/6/2003		6/26/2003			As of June 23, 1987
VRP 03-06-070	1500 Block Loop N 1604 W	Moy Civil Engineer	6/6/2003		6/26/2003			As of August 14, 1996
VRP 03-06-071	Northeast corner of Micron Drive at Reed Road	M.B. C.	6/6/2003					out dated application 7/2/03
			5/10/2003		1/3/1900			As of 12/30/93
VRP 03-06-072	West of culebra Between Micron Dr. and Timberview	M.B.C.	6/6/2003		8/27/2003			out dated application 7/2/03
	2nd submittal							As of 12/30/93

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VRP 03-06-073	De La Vega Poadp	M.B.C.	6/6/2003		6/26/2003			For project shown as poadp 721 as of 12/13/01
VRP 03-06-074	Evans/Bulverde (SWC) Resubmitted	Pape-Dawson	6/10/2003 7/11/2003		7/22/2003			Application incomplete item #6 As of November 13, 1984
VRP 03-06-075	AppleBee's at Silverado Junction	M.B.C.	6/13/2003		7/7/2003			As of June 28, 2002
VRP 03-06-076	Chancellor Apartments	M.B.C.	6/16/2003		7/11/2003			As of February 12, 2003
VRP 03-06-077	Villa De San Antonio	Overby Descamps	6/17/2003		7/11/2003			As of April 13, 1994
VRP 03-06-078	8.5 Acre Tract located at Huebner Road & FM 1604	Earl & Brown	6/18/2003			7/22/2003		City records show this zoning case was initiated by the city itself. If applicant can show the application was filed by applicant, this case will be reconsidered.
VRP 03-06-079	Whirlwind Tract	M.B.C.	6/24/2003		6/26/2003			As of February 12, 2003
VRP 03-06-080	Laurel C. Canyon	Earl & Brown	6/24/2003			8/13/2003		Creation of a Governmental entity is not considered as a comparable sct of filing an application for a permit. (Please note this application was denied automatically by operation of law on July 23,2003)
VRP 03-06-081	Salado Creek PUD Unit -1	Robert Nelson	6/25/2003		7/15/2003			As of March 30, 1983
VRP 03-06-082	Olmos Creek Shopping Center Phase II	Jason Key	6/30/2003		7/15/2003			As of March 21, 1984
VRP 03-07-083	North Central Baptist Hospital 2nd resubmittal	Pape-Dawson	7/3/2003 12/15/2003		12/22/2003	7/11/2003		As of January 23, 1987 as shown on approved POADP # 255
VRP 03-07-084	Lackland Heights Subdivision	Rosin-Group	7/8/2003		7/22/2003			As of December 18, 2002
VRP 03-07-085	12615 San Pedro Parking lot expansion Resubmittal	Dye Enterprises	7/11/2003 8/23/2004	9/21/2004	8/24/2004	7/22/2003		As of May 26, 2000 the date shown on the building permit issued for the building renovations
VRP 03-07-086	Camino Bandera Unit 4 Office building	M.W. Cude	7/18/2003			7/22/2003		Once a project is completed the rights it enjoyed are gone and are not transferred to subsequent projects. This new project may vest right, but such rights must be based on a permit for the new project and not a permit/plat for the original.
VRP 03-07-087	Wetmore Business Center III	M.B.C.	7/18/2003					
VRP 03-07-088	Promontory Pointe PUD Unit 4 resubmitted Promontory Pointe at Stone Oak II	Hallenberger	7/18/2003 7/24/2003		8/21/2003	7/22/2003		As of 11/14/94 for project shown on POADP 409
VRP 03-07-089	Zachry construction Corporation Headquarters	Pape-Dawson	7/23/2003			8/20/2003		Original project is completed. This project does not enjoy and may NOT use the application for the Vested rights of the original
VRP 03-07-090	Vancant Land (Vincent Smith, agent)	Vincent Smith	7/25/2003 7/28/2003		8/21/2003			Supplemented application on 7/28/03 to include additional property As of October 10,1984
VRP 03-07-091	Blanco/ Huehner Office Park, Lot 5, Blk 18, CB 4941	AmReit	7/28/2003		8/21/2003			As of 3/25/98 Date of Plat; Land use Plan shows the project intended for this area to be of a multi-family nature -Not Commercial.
VRP 03-07-092	23 Ac. Tract @ Loop 1604 and Huebner Rd. Resubmitted	Bury & Partners	7/28/2003 9/10/2003		9/16/2003			No Action 8/27/03; City needs to know exactly where these 23 acres lie within the map in order to approve this application. As of 7/26/1996
VRP 03-07-093	Oakridge Heights, Unit 2	Carter & Burgess	7/28/2003		8/21/2003			As of 11/14/96 for project as shown on POADP # 534

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VRP 03-07-094	Wolf Creek	Vickrey & Associates / ABG Development	7/28/2003		8/21/2003			As of May 8/1981
VRP 03-07-095	Alamo Heights Star Storage 2nd resubmitted 3rd resubmitted	Brown Engineering	7/29/2003		7/30/2003	8/26/2003		See File for Attorneys comments
			9/3/2003			9/22/2003		See File for Attorneys comments
					12/22/2003			As of October 2, 1985, See file for Attorneys comments
VRP 03-07-096	Star Storage @ Borden Park	Brown Engineering	7/29/2003		7/30/2003	8/26/2003		See File for Attorneys comments
						9/22/2003		See File for Attorneys comments
VRP 03-07-097	Legacy Oaks Business Park	Howland Engineering	7/29/2003		8/21/2003			As of 9/11/02, to expire 4/8/06 unless plat is filed within time deadlines. However Vested Rights enjoyed for this project based upon a plat application WILL expire with the plat application if the plat itself is not properly and timely filed.
VRP 03-07-098	TreusDell Salons at I-10	Malkin- Hoover Engineer	7/29/2003		8/21/2003			As of March 5, 1986
VRP 03-08-099	Palo Alto Village, U-2	Vickrey & Associates	8/12/2003		8/27/2003			As of June 2,1971 for project shown on PALO ALTO Sub'd. U-2, VOL. 6500, PG. 118
VRP 03-08-100	Encino Ridge resubmittal resubmittal	Carter & Burgess	8/12/2003		8/27/2003			No Action 8/27/03; City can not approve Vested Rights based upon POADP unless it is shown that a plat was filed after time expired. Applicant needs to submit a clear copy of one plat that met the time limitation.
			9/22/2003			10/10/2003		Area shown on submitted plat is within POADP # 534.
					11/4/2003			As of 11/14/96
VRP 03-08-101	Star Storge	Borden Park, L.P.	8/13/2003			9/3/2003		Perhaps applicant has non-conforming rights confused with vested? Once a project is completed, the rights for that project do not transfer to subsequent projects.
VRP 03-08-102	VOID not issued	Borden Park, L.P.	8/13/2003					
VRP 03-08-103	Meadowood Subdivision	Leslie P. Busick / M.B.C. Eng.	8/18/2003		8/27/2003			As of 12-19-97
VRP 03-08-104	Rolling Oaks Mall 2nd submittal letter to clarify	Simon Property Group (Texas)/ Vickory & Assoc. Eng.	8/18/2003		NO Action 8/29/03			The Applicant states that this project is actually the completion of the original. Applicant needs to show the original plans for this project showing this yet-to-be-built portion was part of the original rather than a NEW Expansion, 9-16-03
			9/3/2003		10/23/2003			As of 7/23/82 for the project shown on original plans. Applicant has shown expansion was part of original project but not completed.
VRP 03-08-105	Redland Heights Resubmitted	Simon Property Group (Texas)/ Vickory & Assoc. Eng.	8/18/2003					NO ACTION 8/27/03; It appears applicant wants to build a residential project on the area shown as commercial. Is this correct? The City needs to understand exactly what the project for the property is to be.
			9/10/2003		9/16/2003			As of November 15, 1993 for area shown as unplatted remaining portion of P-3, NCB 15671, 3.8348 Acres.
VRP 03-09-106	23535 IH 10 west	Earl and Brown	9/3/2003		9/5/2003			As of May 3, 2001
VRP 03-09-107	Southwest Texas Methodist Hospital	Bury & Partners	9/3/2003			9/11/2003		Must be vested under a new application for a new project NOT old project
VRP 03-09-108	Beorne Stage Road Tract	Pape- Dawson Eng.	9/3/2003		9/11/2003			As of October 1986 based upon SAWS/ City Water bond Contract/ commitment
VRP 03-09-109	4.83 Acre site - Metropolitan Business Park	Pape- Dawson Eng.	9/3/2003		10/9/2003			As of May 6, 1985 as shown on POADP # 173
VRP 03-09-110	S.W. Corner of Huebner Road & Churchill Estates Blv'd.	M.B.C.	9/3/2003		9/11/2003			As of January 13, 1986 for the project as shown on the POADP # 50 (B-3 uses) ONLY
VRP 03-09-111	Greenway, POAD resubmittal	Brown Eng.	9/3/2003					Returned to applicant 9/15/03 information needs clarification
			11/3/2003		11/4/2003			As of 1/15/85
VRP 03-09-112	Canyon Ranch; South of Ranch Parkway approx. 1.25 miles west of Bandera Rd. (State Highway 16)	Brown Eng.	9/3/2003		9/15/2003			As of 11/8/2002 for project shown on MDP # 749
VRP 03-09-113	The Fountainhead	Geoffrey Whitaker / Bury + Partners	9/10/2003		9/16/2003			As of November 28, 1984

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ID. #			submitted					
VRP 03-09-114	The Village of Encino Park, U-4	Earl & Brown	9/10/2003		9/16/2003			As of September 21, 1998 for project shown on Plt.# 980630 actual filing date of application
VRP 03-09-115	Candlewood Sub'd.	Poznecki - Camarillo & Assoc.	9/19/2003		10/10/2023			As of May 6,1985 as shown on POADP # 99.
VRP 03-09-116	Lot 27 of Shearer Oaks Sub'd.	Pape- Dawson	9/20/2003			10/10/2003		Original project was completed and rights for plat expired with its completion. New project may not enjoy those same rights but may establish its Vested Rights with its first application.
VRP 03-09-117	Wind Gate Bluffs / Wind Gate Ranch	Overby Descamps Engineers	9/20/2003		10/10/2003			As of March 25,1999 for project shown on POADP #669
VRP 03-09-118	Thousand Oaks Townhomes (Lot 28)	Carter Burgess	9/26/2003		10/10/2003			As of September 3,1985 for project shown on Henderson Pass Condominius plat Vol. 9510, Pg 186.
VRP 03-09-119	Stephen F. Austin Elementary School	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-120	Lamar Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-121	Rogers Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-122	Steele Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-123	W.W. White Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-124	Ogden Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-125	Riverside Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-126	Stewart Elementary	Calle & Associates, Inc.	9/25/2003			10/10/2003		Renovations/ additions do not enjoy the rights vested with the original project. Plats dated after the original project unless applicant can show platting was done in anticipation of this proposed project.
VRP 03-09-127	Thousand Oaks Townhomes (Lot 62)	Carter Burgess	9/26/2003					
	FY 2004							
VRP 04-10-001	Renaissance Building	Fisher Engineering	10/1/2003		10/23/2003			As of November 14,2001, MDP was not included in application so was not considered (MDp may be expired)
VRP 04-10-002	La Cantera Restaurant Park	Earl and Brown	10/3/2003		10/24/2003			As of 1-9-03 for the project on lot 3 as shown on zoning case Z2002-248 As of 9-18-75 for the project on lots 6 & 22 as shown on zoning case 5974
VRP 04-10-003	College Park Gardens	W.F.Castella	10/3/2003		10/23/2003			As of March 21, 1984
VRP 04-10-004	Camino Bandera	Vickey and Associates	10/10/2003					no decision
	Resubmittal		10/30/2003		12/4/2003			Area marked P-2 vesting As of June 25, 1994 for commercial use ; Area 12A DENIAL for vesting on proposed commercial this land use is different from the intended land use on the POADP of Record # 87.
VRP 04-10-005	Barrett Heights	Earl and Brown	10/17/2003		10/23/2003			As of October 25, 2000
VRP 04-10-006	Winfield sub'd	Denham - Ramones Eng.	10/10/2003		10/23/2003			As of March 21, 1984
VRP 04-10-007	Las Haciendas Townhomes	MBC Eng.	10/14/2003		10/23/2003			As of July 25, 1984
VRP 04-10-008	Crestwood Estates	ACES Eng.	10/14/2003		10/23/2003			For project shown on POADP #684. As of November 15, 2000
VRP 04-10-009	Estacia / Stone Oak	Pape - Dawson Eng.	10/14/2003		10/23/2003			As of June 5, 1985 for MFc project highlighted on POADP # 48

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VRP 04-10-010	Our Lady of The Atonement	Vickery and Associates	10/14/2003			10/23/2003		Original project was completed and the rights running with that project are not available for a new project as is proposed. The 1964 plat therefore can not give rights to this new project.
VRP 04-10-011	Walker Ranch	MBC Eng.	10/15/2003		10/23/2003			As of March 28, 2000
VRP 04-10-012	Chase Hill and Babcock Rd. (14.31 Ac.) Supplement	Sharry Evans - Agent	10/17/2003					No Action projects were not specified. POADP is not included and appears expired due to stated date.
			11/18/2003		2/6/2004			As of 8/24/1994 plat application date for this project only.
VRP 04-10-013	Trophy Ridge Sub'd	Pape - Dawson	10/17/2003			12/22/2003		Documentation provided no support to the vesting claims.
VRP 04-10-014	Alamo Heart Associates	Calle & Associates	10/26/2003		11/4/2003			As of 5/8/91
VRP 04-10-015	Crownridge of Texas	Pape-Dawson	10/29/2003		12/4/2003			As of 4/14/95 for area highlighted on copy of approved POADP # 64
VRP 04-10-016	Rolling Ridge Manufactured Home Community	Tom Flores	10/29/2003		11/4/2003			As of 4/22/99
VRP 04-11-017	Family Dollar #8 - Goliad Road	Vickrey & Associates	11/10/2003			12/22/2003		As a prior project existed on the site, the rights vested by the plat applied to that project. Rights from a completed project do not transfer to subsequent projects so the plat is no longer able to vest rights for this new project.
VRP 04-11-018	6.4 Acre Tract-Stone Oak Parkway & Knights Cross Drive	Carter & Burgess	11/13/2003					No action insufficient information
	1 st Resubmittal		1/9/2004					1 st review as per City Attorney-Project is not defined on application. City needs to know exactly what will be built on these rights. "Commercial Development" is insufficient.
	2 nd Resubmittal		3/1/2004					
VRP 04-11-019	The Meadows Subdivision	Brown Engineering	11/13/2003		12/4/2003			As of 1/10/01 for project shown as Unit 1B on POADP # 693
	Resubmittal		6/3/2004			7/12/2004		Until such time as a plat located in the Meadows Subdivision POADP # 693 is submitted and such plat conforms to POADP # 693, the application/plat can be approved for vested rights effective July 12, 2002, provided all other vested rights requirements are met.
VRP 04-11-020	The Village Subdivision (Units 9E and 9F)	Brown Engineering	11/17/2003		12/4/2003			Approved as of 2/22/02 for project shown as 9E and 9f on the MDP/POADP 473-A
VRP 04-11-021	Summerfield Townhomes	Pape Dawson	11/14/2003		12/3/2003			Approved as of 5/23/01
VRP 04-11-022	Prue Plaza, Southwell Maxi Storage	Albert Fernandez	11/18/2003			12/4/2003		The Oakland Estates plat can be used only for the original project on the subject property. As prior projects have taken place on the property the plat is no longer usable for this project. Vested Rights do not transfer to new projects.
VRP 04-11-023	Walker Ranch Apartments	MBC Eng.	11/25/2003			12/4/2003		Site is not within any of the subdivision plats provided
VRP 04-12-024	Northwest Business Park Subdivision Supplement	Earl & Brown	12/1/2003					no decision project not defined 12/4/03
			12/16/2003		12/22/2003			As of July 3, 1985, for two new Office / Warehouse Buildings.
VRP 04-12-025	Interchange Park Subdivision, Unit 3	Pape Dawson	12/5/2003		1/5/2004			As of 1/31/85 the date of approval of POADP #127. As per Attorney's comments.
VRP 04-12-026	Big Springs Commercial - VOID	Pape Dawson	12/5/2003					As per City Attorney's comments. Vested Rights run with a "project". As applicant has not defined a specific project, this application is pre-mature. Development based on current zoning. Does not specify an exact project.
	Resubmittal - Big Springs - 256 Acres		1/6/2004			1/19/2004		
VRP 04-12-027	Bristow Bend (VOID Issued in ERROR 6/4/04)	Carter & Burgess	12/5/2003		12/22/2003			the date of approval for POADP # 25
VRP 04-12-028	Red Robin (Conservation Subdivision)	Carter & Burgess	12/5/2003			12/22/2003		Proposed New project is very different in nature from the one shown on the POADP. You can not vest to non existing land use. Conservation subdivisions did not exist in the UDC prior to June 2001.
	resubmittal		1/23/2004			2/13/2004		Can not Vest to non-existing land use.

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VRP 04-12-029	Redland	MBC Eng.	12/8/2003		12/22/2003			As of November 15,1993 for Area shown as P-3 unplatted on POADP # 389.
VRP 04-12-030	Rainbow Gardens	MBC Eng.	12/8/2003			12/22/2003		Plat of the property may have Vested rights for the Original/ Nursery project, but application is for a New project to replace the original. Vested Rights of the original project DO NOT transfer to subsequent projects even if the nature of the projects may be the same.
VRP 04-12-031	Milestone "B"	Denham-Ramones Eng.	12/9/2003					No Action 12/22/03; Project may have Vested rights ,but attorney needs to know exactly where the project is to be built (Lots 1,2,or 3)? And what is meant by " Multi-family dwellings" Apartments, Townhouses or duplexes"? And how many are intended?
	Resubmittal		1/9/2004		1/26/2004			As of 11/13/89 for Lot 1, CB4979 for a multi-family townhouse project with no more than 9 units per acre to be built on Lot 1, CB4979.
VRP 04-12-032	Twin Oaks 4	Pape Dawson	12/9/2003					No Action 12/22/03; Commercial development is too vague for city to know the specific project for which vested rights are claimed. Project may have vested rights as claimed but a determination for a specific project is not possible if the project is not specified on the application
	Resubmittal		1/14/2004		1/30/2004			Sewer service agreement on which application is based for the 6/11/81 vesting claim date expired after 36 months.
VRP 04-12-033	Twin Oaks 3	Pape Dawson	12/9/2003					
	Resubmittal		1/14/2004		1/26/2004			As of 1/18/95 as shown on POADP #447.
VRP 04-12-034	Rockwell Village Unit I & II	Elorriaga	12/10/2003		12/10/2003			Approved as of 8/20/99 as shown on POADP #645
VRP 04-12-035	Woodridge Village Unit 1, 8A & 8B	Elorriaga	12/10/2003		12/10/2003			Approved as of 12/10/97 as shown on PUD Plan #98-004
VRP 04-12-036	Woodstone Apartments	MBC Eng.	12/10/2003			12/22/2003		Area site does not appear on any of the plats submitted. Question # 6 is not answered and project itself does not have detail in answer to question # 4.
	Resubmittal		1/9/2004		1/16/2004			As of 4/24/73.
VRP 04-12-037	Shadow Canyon Subdivision POADP	Brown Eng.	12/10/2003		12/22/2003			As of March 15, 2000 for completion of project shown on POADP # 663-B
VRP 04-12-038	281 Brookhollow	MBC Eng.	12/12/2003					No Action 12/2/03; attorney needs to know exactly which lot is intended for the "Microtel" project.
	Resubmittal		1/5/2004		1/14/2004			As of January 10, 2003 for hotel project to be built on Lot 15. Application cannot extend to entire property as Vested Rights was with a "project" and cannot be considered until a specific project is defined.
VRP 04-12-039	Chelsea Apartments	Barton, Schneider & Russell, L.L.P.	12/16/2003			12/22/2003		Application is for Vested Rights on an existing completed project? While that project has Vested rights , they are not applicable to a subsequent project. Can applicant clarify what the project is? Or why this determination is requested?
VRP 04-12-040	Braun Oaks , Unit 8	Barton, Schneider & Russell, L.L.P.	12/17/2003		12/18/2003			As of 4/15/85 as shown on approved POADP # 174 for Unit 8
VRP 04-12-041	1350 North Loop 1604 E., Howard Johnson Fiesta Hotel /	Earl & Brown	12/19/2003		1/5/2004			For Hotel project as of 9/16/80
VRP 04-12-042	UTSA Apartments	Earl & Brown	12/19/2003		1/5/2004			As of 11/10/83 for PUD apartment complex per Attorney's comments.
VRP 04-12-043	Building Friends Meeting House	Friends Meeting of San Antonio	12/19/2003		12/19/2003			As of 3/29/03 as shown on construction Plans approved by the City of San Antonio
VRP 04-12-044	River Mist / Woller Ranch	Pape Dawson	12/22/2003		1/5/2004			As of 1/28/03 per project shown on MDP #757 (please note all Vested Rights based upon the MDP expire on 12/24/04 if "no" plat is filed)
VRP 04-01-045	S.E. Corner of West Military & Rousseau	Seda Consulting	1/5/2004		1/29/2004			As of 5/16/84. Approval date for POADP !113 Oak Creek Comm.
VRP 04-01-046	Southwest Corner of Loop 410 & Culebra	Pape Dawson	1/5/2004					1/28/2004 Old application used
	Re-submitted with updated application		1/30/2004		2/20/2004			As of November 27, 1996, date of subdivision plat application.
VRP 04-01-047	1604-44-Acre J.V.	Pape Dawson	1/5/2004					"No Action" No project defined on application. Specific project must be listed.

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VRP 04-01-048	Broadstone Colonnade	MBC Eng.	1/7/2004		1/14/2004			As of July 15, 1994.
VRP 04-01-049	Fieldstone 97 Acres	Vickrey & Associates	1/9/2004			1/14/2004		As per City Attorney's comment dated 1/14/04. Contract on which Vested Rights are based for this application expired October 2001.
VRP 04-01-050	Encino Commons Self-Storage	Brown Engineering	1/9/2004		1/26/2004			As of August 7, 2000.
VRP 04-01-051	Oasis of Life City Fellowship Center	Moy Civil Engineers	1/9/2004					"No Action" as per City Attorney. Needs to specify project.
VRP 04-01-052	KCI Towers - General Office - Class A Office Tower	Vickrey & Associates	1/12/2004			1/16/2004		Repairs to existing projects (or reconstruction due to future damage) are subsequent projects and do not enjoy the Vested Rights of the initial project.
VRP 04-01-053	SEC Stone Oak / Evans	Pape Dawson	1/14/2004					"No Action" as per City Attorney . Project needs to have more specificity. Exactly what is being built ? One or more buildings? Indicator project is not yet defined.
	Resubmittal		2/11/2004	3/10/2004		2/25/2004		As per city Atty's, Original project for this site as shown on POADP 48 was defined to be residential in nature. That project could (possibly) take advantage of the 1982 contract. A subsequent commercial project (as is defined by applicant) may NOT.
VRP 04-01-054	Our Lady of Atonement Catholic Church 2 nd resubmittal	Vickrey & Associates	1/20/2004 2/21/2004			1/30/2004 2/27/2004		As per City Atty's comments: An expansion is a new project and does not enjoy the vested rights of the original project. As of June 19,1995 the Date of application with TNRCC for this project. January 22, 2004 old application form As of January 25, 1999, the date of the initiation of the project by platting for an industrial warehouse expansion.
VRP 04-01-055	Northeast corner of Rittiman Rd. & Thornwood Resubmittal	Pape Dawson	1/22/2004 3/1/2004					As of 4/29/1968 date of recordation of subdivision plat "Helton Enterprises" Vol.5870, Pg. 202
VRP 04-01-056	Helton Enterprises Subdivision	Pape Dawson	1/28/2004		2/5/2004			
VRP 04-01-057	Stonewall Ranch 166-Acre Tract (a.k.a. Dominion Ridge)	Pape Dawson	1/28/2004		2/5/2004			As of June 25, 2001 for land uses as shown on approved MDP # 707, dated 6-25-01
VRP 04-02-058	Simon 130 Acre Tract	Pape Dawson	2/4/2004		2/10/2004			As of April 9, 1987 date of Ordinance No. 64863
VRP 04-02-059	Sun Valley Elementary	Civil Engineering Consultants	2/5/2004			3/27/2004		The original project was completed when the certificate of occupancy was issued. The new school is a new project and does not enjoy the vested rights.
VRP 04-02-060	Tempo Subdivision	Ken Brown	2/9/2004		2/10/2004			As of January 26, 1971 as shown on recorded sub'd plat Tempo Sub'd, Vol 6400, pg. 141 for Lot 71 (only)
VRP 04-02-061	Talley Road 233	W.F. Castella	2/11/2004		2/12/2004			As of January 30,2003 for project shown on Master development plan (MDP) #743
VRP 04-02-062	The Heights	MBC Eng.	2/11/2004		2/12/2004			As of January 24, 1994 date shown on approved POADP # 395, The Heights
VRP 04-02-063	Western Hills Subdivision	Earl & Associates	2/11/2004		2/12/2004			As of June 8, 1972, Per zoning Ordinance # 40800
VRP 04-02-064	Big Springs Development PUD (Unit 4A)	Big springs LTD	2/11/2004		2/13/2004			As of August 31,1994 approval date for POADP # 421
VRP 04-02-065	The Meadows of Bentley Drive	Earl & Associates	2/18/2004		2/25/2004			As of October 5, 2001
VRP 04-02-066	Woodstone Off-Site	MBC Eng.	2/18/2004					No Action 3/8/04, Information incomplete. The missing information required is outlined in Section 35-B124 of the UDCand should be included in Item #4 of this application. If this project is "Public Utility extension - Drainage Improvements", then no vested rights application is necessary since " construction standards for public works located on public lands or easements" are exempt from vesting by Section 245.004 of the Texas Local Government Code.
VRP 04-02-067	Rowley Gardens Sub'd (Rowley Rd. East of Babcock 1,40	Gomez- Garcia & Associates, Inc.	2/26/2004		2/26/2004			As of May 29,2003 date of Sub'd Plat Application as it appears on the COSA Plat Tracking System
VRP 04-02-068	North Central Baptist Hospital	Baptist Health system	3/1/2004					No Action 3/12/04 correction to submittal required. Application must be in accordance with B-124 as per U.D.C.

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Resubmitted			3/31/2004		4/19/2004			As of January 23, 1987 .The project is consistent with the office use depicted in the Stone Oak Center POADP #255.
VRP 04-02-069	8.5 Acre tract Located at Huebner Rd. and FM 1604	Brown , P.C. for Denton Communities	3/1/2004		3/17/2004			As of June 7, 1993 for (8) eight retail/ office sites as described in the application.
VRP 04-02-070	TBD, Lot 28, Palo Blanco, Unit 1	E & H Realty Investments	3/1/2004					No Action 3/10/04 Incomplete Application was sent back to Engineer to complete application UDC section B-124
	2nd submittal		3/31/2004					As of February 3, 1995 date of approval for subdivision plat Palo Blanco, Unit 1, I.D. # 940407, The project will house a restaurant , Ice cream shop, hair stylist...etc. varied commercial uses.
VRP 04-02-071	Chestnut Springs	Lakeside Properties, Ltd./ Vickery & Associates, Inc.	3/1/2004			3/5/2004		No Action 3/17/04 Incomplete Application was sent back to Engineer to complete application UDC section B-124
VRP 04-02-072	Family Dollar #12 - Blanco road	San Antonio Housing / Vickrey Engineers	3/1/2004					No Action 3/17/04 Incomplete Application was sent back to Engineer to complete application UDC section B-124
2 nd submittal			3/31/2004		4/19/2004			As of May 1, 2001 for the construction of a commercial project associated with foundation Permit # 369487 issued November 29, 2001 and a building Permit currently under review. The project being located on described as 2523 Blanco Road and /or Lots 22 and 23, Block A, NCB 8800. As per city attorney.
VRP 04-02-073	Monte Viejo	Earl & Associates on behalf of Armadillo Homes	3/2/2004		3/17/2004			As of January 24,2002 for single-Family residential on approximately 255 acres as shown on approved MDP #
VRP 04-02-074	Alta Stone Oak	Kimley-Horn	3/2/2004		3/17/2004			As of June 5, 1985 for a multi-family residential development with a small sale commercial and office complex on approximately 20 acres.
VRP 04-03-075	26.814 Acre tract out of southeast foundation tract. Corner of Military drive west and S.W. Loop 410	Brown P.C. for S.L.Lang	3/9/2004		3/25/2004			As of May 1,1980 for the 27.814 acre tract out of the Southwest Foundation Tract
VRP 04-03-076	FM 1604 / Braun- 21 Acres	Schoenbaum, Curphy & Scanlan, P.C./ Pape-Dawson	3/9/2004		3/25/2004			As of October 16, 1986 for the 21 Acre Site
VRP 04-03-077	Woodlake Trails, Phase II	Harlan Roberts / MBC Engineers	3/9/2004		3/25/2004			As of April 27, 1998 Date of approval for POADP # 603 Ashby Park.
VRP 04-03-078	Medical Center Parking Addition	John Douglas/ MBC, Engineers	3/9/2004			4/5/2004		May resubmit with additional information
VRP 04-03-079	KCI Towers	Earl and Associates	3/10/2004			3/31/2004		There is no information provided by the applicant to indicate there is any ongoing project.
VRP 04-04-080	Gunn Acura	Pape- Dawson	3/19/2004		3/19/2004			As of April 24, 1973 date of subdivision plat recordation for the woodstone Subdivision plat Vol.7000, Pg. 110-112
VRP 04-04-081	Theodore Roosevelt High School	NEISD/Overby descamps	3/15/2004			5/2/2004		there is no information provided by the applicant to indocayed there has been any ongoing project. The application indicated that constructionof the project has been completed, a certificate of Occupancy was issued, and that the building / project has been in use for many years. this application requests that vested rights date be established for a new project based upon the date of a previous project. Vested rights cannot be established for a new project based upon a completed project.
VRP 04-04-082	Encino North Elementary School & Seventh High School	NEISD/Overby descamps	3/15/2004		5/2/2004			As of March 16,1998 the date of initiation of the project by the NEISD School board for 35 acre school site.
VRP 04-04-083	Vara Chevrolet	Vara Chevrolet/ Peco Construction	3/25/2004		4/2/2004			As of August 6, 2003 for site as depicted on recorded subdivision plat Vol. 9516, Pg. 75
VRP 04-04-084	Columbia Square PUD	Great America Companies/ Carter & Burgess, Inc.	3/30/2004			4/2/2004		Information provided does not support vesting request (see file for attorney commentary)
Resubmittal			5/10/2004			6/9/2004		The applicant indicates that there is no current project. Adetermination of vested rights cannot be made without a "project" or for a future unknown project until a project is specifically defined that conforms to the approved PUD plan dated august 13, 1986.

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VRP 04-04-085 Resubmittal	The Pumps at Sonterra	Shawn Brooke / Pape - Dawson	3/30/2004			4/7/2004		Disapproved as submitted as per city attorney's comments
			5/5/2004		6/1/2004			
VRP 04-04-086	Park Central	Orion Vista Partners, Ltd. / Martin, Drought & Torres	3/30/2004		4/15/2004			As of November 5, 2001 for C-2 use. See, williamson Pointe venture v. City of austin, 912 S.W. 2nd 340 tex. App. - Austin, 1995
VRP 04-04-087	Legacy Resubmital	John L. Santikos / Kaufman & Associates, Inc.	3/31/2004			4/19/2004		Disapproved as submitted as per city attorney's comments
			7/27/2004			9/24/2004		As per City Attorney comments. (see file)
VRP 04-04-088	HEB Fleet Maintenance	HEB Grocery Company, L.P. / Pape - Dawson	4/1/2004					As of November 20, 1998 for site described on storm water report for HEB- Rittiman at Thornwood Drainage study dated August, 1998.
VRP 04-04-089	The Abbey at Stone Oak	JCJ-stone Oak, Ltd. / Hallenberger Eng.	3/31/2004		4/19/2004			As of June 15, 1985. Project is in conformance with the Stone Oak POADP # 48.
VRP 04-04-090	McDonough Property Resubmittal	Pape- Dawson Eng.	4/1/2004			4/30/2004		As per Citry attorney's comments see File.
			6/3/2004			7/16/2004		As per Citry attorney's comments: Returned for more information regarding the project Master Plan. The application does not provide sufficient information to verify that the "current " project is planned for development in accordance with the Project Master Plan since the Development Plan for the La Canterra Development (fig. #2 Development Plan) was not submitted with the application.
VRP 04-04-091	DODD Animal Hospital	MBC Engineers	4/2/2004		4/19/2004			As of March 14, 2003 provided that the project is commenced prior to September 13, 2004.
VRP 04-04-092	Southwest Research Institute	Overby Descamps	4/2/2004		4/21/2004			As of August 20, 1991based on approved POADP # 302.
VRP 04-04-093	Monte Viejo, Unit 4	MBC Eng.	4/2/2004		4/21/2004			As of October 17, 2002 based on MDP # 723-A for Monte Viejo
VRP 04-04-094 resubmitted	Olmos Creek Office Park sub'd.	MBC Eng.	4/6/2004			4/26/2004		Disapproved as submitted as per city attorney's comments
			7/1/2004		8/6/2004			As of December 7, 1997 for an office park approximating 84,000 square feet of office area and associated parking.
VRP 04-04-095	Southton Park Subdivision (1)	Earl & Associates	4/12/2004			4/30/2004		As per attorney's comment: Denied as submitted need more information regarding the nature of the project and when it commenced.
VRP 04-04-096	Southton Park Subdivision (2)	Earl & Associates	4/12/2004			4/30/2004		As per attorney's comment: Denied as submitted need more information regarding the nature of the project and when it commenced.
VRP 04-04-097	Southton Park Subdivision (3)	Earl & Associates	4/12/2004			4/30/2004		As per attorney's comment: Denied as submitted need more information regarding the nature of the project and when it commenced.
VRP 04-04-098	Callaghan Evers Commercial	Eastway, Inc.	4/12/2004			4/30/2004		As per City attorney's comments (See File)
VRP 04-04-099	Stephen J. Kramer Office	Stephen J. Kramer	4/12/2004		4/30/2004			As of August 15, 1984 date of recordation for the University Oaks Business Park Vol. 9506, Pg 49
VRP 04-04-100	You Name It Specialties	Stephen J. Kramer	4/12/2004		4/30/2004			As of August 15, 1984 date of recordation for the University Oaks Business Park Vol. 9506, Pg 49
VRP 04-04-101	Blossom Industrial Park , Unit 1	Earl & Associates	4/13/2004		5/6/2004			As of September 26, 1988 for Blossom Industrial Park, Unit I
VRP 04-04-102	Zink Sub'd Resubmittal	Earl & Associates	4/20/2004			5/14/2004		As per attorney's commets: The Bexar county Appraisal District records indicate that Lot 1, NCB 5051 and / or the North irregular 1992.83 feet of lot 1, CB 5051 is / are owned by various members of the Zink family and nothing in the application indicates otherwise.
			6/1/2004			6/22/2004		NO indication of any project from 1971 to aproximately 1999/2000. Applicant needs to submit information regarding when project started.

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VRP 04-04-103	Karren Investment Co. - single Family residence	Herbert E. Karren	4/27/2004			5/7/2004		As per attorney's comments: The Bexar County Appraisal records indicates that Lot 31, NCB 11620 is owned by Bradly and Mitzi Roberts
	Resubmitted		5/18/2004			6/3/2004		As per attorney's comments there is no information provided by the applicant to indicate there has been any ongoing project. The application indicates that construction of the project has been completed, a certificate of Occupancy was issued, and that the building/project has been in use as a single-family residence for many years. This application requests that a vested rights date be established for a new project based upon a previously completed project. Vested rights cannot be established for a new project based upon a completed project.
VRP 04-04-104	Huebner road / Expo Blvd. Sub'd (PUD)	Pape - Dawson	4/27/2004			6/3/2004		As per city attorny's recommendation the POADP and the PUD plan has expired by operation of law.
VRP 04-04-105	Bethesa Temple	MBC Eng.	4/27/2004		5/27/2004			As of October 14, 1998
VRP 04-04-106	Creamer sub'd	Brown P.C. /Cude	4/30/2004		5/27/2004			Veasted as of March 2, 2001(application submitted prior to adoption of 2001 UDC)
VRP 04-05-107	Peerman Tract	Brown PC / Pape -Dawson	5/3/2004					
	Time extension requested by Ken Brown		5/28/2004			11/3/2004		The developer has not complied with numerous provisions of the "Water Contract." See comments. Also no evidence that a "project" ever existed, therefore the project is dormant in accordance with the provisions of law.
VRP 04-05-108	Austin Hwy Strip Center; Retail & Restaurant	Edens, Inc.	5/3/2004			5/27/2004		The application does not contain any information regarding when a "project" if any was initiated.
	Resubmittal		6/9/2004			7/19/2004		There is no information provided by the applicant to indicate there has been any ongoing project. The application indicated that construction of the project has been completed, a certificate of Occupancy was issued, and that the building/ project has been in use for many years and that subsequently the building was demolished and a new project started. This application request that a vested rights date be established for a new project based upon the date of a previous project. Vested rights cannot be estabished for a new project based upon a completed project.
VRP 04-05-109	Replat of Sonterra Park III (Plt ID # 040221)	Martin, Drought & Torres PC's / Burry + Partners	5/3/2004		6/1/2004			As of May 6, 1985
VRP 04-05-110	Villages of Westcreek	M.W. Cude	5/5/2004			6/3/2004		As per city attorney's recommendation, Vested Rights can not be Determine until a prjct is defined. At that time the project can be reviewed for a determination regarding the projects conformity with the agreed order for case # 2000 CI- 17663 dated December 14, 2000
VRP 04-05-111	Interpark West Subdivision; construction of a commercial building & parking	M.W. Cude	5/5/2004			6/3/2004		As per city attorney's recommendation the application should be returned for more information regarding the nature of the project as to when it commenced.
VRP 04-05-112	Villas at Costa Biscaya	Vickrey & Associates	5/5/2004			6/3/2004		As per city attorney's recommendation the application should be returned for more information regarding the nature of the project as to when it commenced.
VRP 04-05-113	Camino Bandera	MBC Engineers	5/10/2004			6/9/2004		Need more information regarding the nature of the project and when it commenced. It cannot be determined from the application if the PUD is a vaild PUD and did not expire as a matter of law and when and if the net developable amount of property exceeded 50% of the total net developable area.
			(Resubmittal)8 /13/2004	9/10/2004	9/16/2004			As of January 25, 1984 for 240 multi-family apartments
VRP 04-05-114	Concord Park (This is a courtesy review therefore Fee and Timeline are waived)	Pape- Dawson	5/11/2004		5/26/2004			Vested as of September 7,1994, the date of the plat application that initiated this project.
VRP 04-05-115	11 Acre Loop 1604 Property	Jeffery a. Rochelle	5/13/2004			6/22/2004		No project stated
(Resubmittal)			10/14/2004	11/11/2004		10/21/2004		As per City attorney comments the application is disapproved as requested. There is no indication a project ever existed for this property that consists of an aggregation of seven lots, only three of which are platted. The information available indicates that the infrastructure was installed to serve the Las Colinas Apartment complex [15800 Chase Hill Boulevard] and the Chase Hill Apartment complex [15801 Chase Hill Boulevard]. The infrastructure was installed in accordance with the Agreement dated January 22, 1973 and accepted by the City on July 14, 1976 thus completing the contract. (See file for additional remarks)

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VRP 04-05-116	Ken Batchelor Cadillac	Ken Brown	5/17/2004			6/22/2004		The Bexar County Appraisal District records indicate the project has been completed and that this is a new project/ addition to a completed project.
VRP 04-05-117	Classen Crest Subdivision	KB Homes/ Brown Eng.	5/19/2004		6/15/2004			As of April 16, 2001 date of approval for MDP# 704, Los Caminos
VRP 04-05-118	Rogers Ranch Development	Ken Brown	5/20/2004			6/22/2004		Information regarding infrastructure installation is incomplete. SAWS is reviewing , however application needs to provide complete data regarding water contract, installation , and compliance.
VRP 04-05-119	Classen Crest, Unit 3	Pape- Dawson Eng	5/20/2004		6/22/2004			As of April 16,2001 date of approval for MDP # 704 Los Caminos
VRP 04-05-120	Churchill Estates	MBC Eng.	5/20/2004		6/15/2004			As of January 13, 1986
VRP 04-05-121	4718 Callaghan Rd.	Gomez- Garcia & Associates	5/20/2004			6/22/2004		Property has been vacant since 1929.
VRP 04-05-122	4.422 acre commercial Site (Fer. Map 548-D) Resubmittal	Brown Eng.	5/24/2004			6/22/2004		Returned to applicant to indentify when project commenced. Application indicated no action since 1929.
			6/30/2004			7/23/2004		There is no information in the application indicating when, or if , a mini-storage unit and office warehouse use was ever contemplated on the site.
VRP 04-05-123	FM 1604 / Braun - 0.788 Acres	Pape- Dawson Eng	5/24/2004			6/22/2004		As per city attorney's recommendation property has been in continous use as a ranch with an agriculture tax exemption per Bexar County Appraisal District. Original infrastructure was to support ranch operations. No new projects and/ or date has been indicated on the application.
VRP 04-06-124	Hamilton Wolfe Site	MBC Eng.	6/3/2004			7/12/2004		the applicant does not identify a project. Vested rights cannot be determined until a project is defined. Merely recording a plat without any other action for nearly 20 years does not intiate a project.
			(Resubmitted)			8/25/2004		The planning commission by unanimous vote denied the appeal.
VRP 04-06-125	Development Strategies Building	MBC Eng.	6/3/2004			7/16/2004		The application does not indentify a project. Vested rights cannot be determined until a project is defined. Merely recording a plat without any other action for over 55 years does not initiate a project.
VRP 04-06-126	6.806 acres within the Oliver Ranch Development Resubmittal	Pape-Dawson	6/3/2004			7/12/2004		the applicant does not provide sufficient information to verify that the " current project is planned for development in accordance with the Project Master Plan since the Project Master Plan (Attachment #3 to the Sewer Contract) was not submitted with the application. Vested rights cannot determined until a project exists and is matched to the " permit" that initiates the project. Second, there are no documents assigning the rights to the EDU's enumerated in the contract by all the property owners involved if owned by other than the original developer.
			7/21/2004					
VRP 04-06-127	Canterbury tract POADP # 658	W.F. Castella	6/3/2004		7/16/2004 (W/C)			At such time as a plat located in the Canterbury Tract POADP # 659 is submitted and such plat conforms to POADP # 658, the application/ plat can be approved for vested rights effective AS OF JANUARY 10, 2000, provided all other vested rights requirements are met.
VRP 04-06-128	Methodist Healthcare at Stone Oak	Vickery & Associates	6/14/2004		6/21/2004			As of september 7,1994 the date of the plat application that initiated this project for 37.90 Acres for a Hospital.
VRP 04-06-129	Hillwood at Crownridge	Kaufman & Associates	6/14/2004		7/19/2004			As of April 14, 1995 for approximately 17 acres for multi-family development the date of the crownridge POADP that initiated this project provided that the applicant provides a specific project description that will allow staff to verify that the application is in compliance with the POADP for the area.
(Resubmittal)			6/24/2004		10/20/2004			plan, for approximately 17 acres for a multi-family development of approximately 270 units and approximately 54,000 square feet of commercial uses and associated parking. Again, the application indicates that the property is not over the aquifer while the department records indicate that it is over the aquifer. The applicant needs to verify the property status regarding the aquifer. (As per city Attorney comments)
VRP 04-06-130	Loop 1604 Storage	Kaufman & Associates	6/14/2004			7/20/2004		There is no information in the application to indicate that a project existed prior to 2004.
VRP 04-06-131	Mira Vista Sub'd	Vickery & Associates	6/16/2004			7/20/2004		There is no information in the application to indicate that a project existed prior to 2004. A plat dated October 6, 1973, without more information is insufficient to establish that a project existed at the time of platting.

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VRP 04-06-132	Crosswinds C&D	MBC Engineers	6/16/2004		7/19/2004			As of June 4,1997 for approximately 8.1 acres for a Office(Warehouse) Service Center development, the date of the Crosswinds Bussiness Park POADP that initiated this project provided that the applicant provides a specific project description that will allow staff to verify that the proposed project is in compliance with the POADP for the area. The information provided in the application merely sttes that the project is intended to be a commercial project without any other supporting documentation. At such time as the additional information is provided, the Office (Warehouse) Service Center project can be vested.
VRP 04-06-133	Monte Viejo, Units 5-9	MBC Engineers	6/16/2004		7/19/2004			As of October 17, 2002 , the date of approval for the Monte Viejo MDP provided that the applicant provides a specific project description that will allow staff to verify that the proposed continuation of the project is in compliance with the MDP for the area. the information provided in the application merely states that the additional units in the project are intended to be residential without any other supporting documentation. At such time as the additional information is provided or the property is platted in conformance with the MDP, the additional residential units can be vested.
VRP 04-06-134	Republic Self Storge	MBC Engineers	6/16/2004		7/19/2004			As of July 30,1999 the date the Heights at Helotes POADP was approved and initiated this project provided that the applicant provides a specific project description that will allow staff to verify that the proposed continuation of the project is in compliance with the MDP for the area. the information provided in the application merely includes an unsigned and undated plat proposing a self storage project without any other supporting documentation. At such time as the additional information is provided or the property is platted in conformance with the MDP, the 1.8 acre self storage project can be vested.
VRP 04-06-135	16.181 Acres out of Promontory Pointe at Stone Oak II P	MBC Engineers	6/16/2004		7/12/2004			As of April 8, 2002 the date of initiation of the project by the NEISD School board for 16.181 acre school site.
VRP 04-06-136	17.42 acres out of Stone Oak Land Use Plan	MBC Engineers	6/17/2004		7/12/2004			As of May 15,2000 the date of initiation of the project by the NEISD School board for 17.42 acre school site.
VRP 04-06-137	130.27 Acre tract out of Encino Park POADP No. 268	Overby Descamps Eng.	6/17/2004		7/12/2004			site.
VRP 04-06-138	35-Acre tract situated within the Stone Oak II Master Plan	Pape-Dawson Eng.	6/17/2004		7/12/2004			As of March 3,1998 the date of initiation of the project by the NEISD School board for 35 acre school site.
VRP 04-06-139	60.34 Acres out of the Steubing Estates POADP # 539	Pape-Dawson Eng.	6/17/2004		7/12/2004			site.
VRP 04-06-140	Mandalay at Hunters Creek	Earl & Associates, P.C.	6/23/2004		7/23/2004			As of January 17,2003 for a multi-familydevelopment.
VRP 04-06-141 Resubmittal	Deer Creek Apartments	MBC Eng.	6/23/2004 7/30/2004		9/9/2004	7/23/2004		there is no information in the application indicating when, or if , a multi-family development was ever contemplated on the site. Should the applicant desire to provide additional information to established vested rights, more information is needed to establish what the project was at the time vested rights are claimed for the project. As of January 9, 1985 for 176 multi-family dwelling units and associated parking per the application
VRP 04-07-142	South Trust Bank-Sonterra Place	Pape Dawson	7/8/2004	8/5/2004	8/6/2004			As of September 15, 2000 for a 3.0 Acre tract for a bank approximatly 4,500 square foot and associated parking. The vested date is the date of the assignment of sewer capacity that allowed the project to commence. This approval is only valid if a valid assignment occurered as the assignment document has not been signed by SAWS. The applicant has been notified of the need for them to provide a copy of the assignment signed by both the property owner and SAWS so that staff can verify that the assignment actually occurred.
VRP 04-07-143	Mandalay at Hunters Creek	Earl & Associates	7/15/2004		8/6/2004			As of March 21, 1984 for 533 multi-family units and associated parking.
VRP 04-07-144	Bethesda Temple	MBC Eng.	7/19/2004		8/11/2004			As of September 23, 1996 for approximatley 680,000 Square feet of non-residential use and associated parking
VRP 04-07-145	Westcreek-Peptoee, Unit-1	Brown, P.C.	7/20/2004		8/12/2004			As of August 25, 1986 for approximately 145,000 square feet of commercial use and attendant parking area on the 4.7 acres depicted in the application
VRP 04-07-146	Mission Del Lago	Earl & Associates	7/21/2004	8/18/2004		8/20/2004		The applicant has req. vested rights for development of 812 acres of single-family dwelling units, commercial use, and school use depicted in POADP #284 approved Feb. 2, 1988. There is no information in the application indicating where the specific development, i.e., a school, is located. The application indicates
VRP 04-07-147	Felder 940 Acre Tract near State Highway 211 and Potranco Road.	Kaufman & Associates	7/22/2004	8/19/2004		8/20/2004		The applicant has requested vested rights for development of approx. 2350 single-family dwelling units, 54 acres of commercial use, and 22 acres of school use on approx. 940 acres effective July 3, 1996. There is

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VRP 04-07-148	One or two mixed-use commercial buildings. Use to include bank, general retail, restaurant and other uses typically found in retail centers.	Moy Eng.	7/22/2004	8/19/2004		8/20/2004		There is no information in the application indicating if any development was ever contemplated on the site. Should the applicant desire to provide additional information to establish vested rights, we will reevaluate.
(Resubmittal)			(resubmitted) 9/7/04	10/5/2004	10/20/2004			The applicant has requested vested rights for development of approximatley 18,000 square feet of commercial use and attendant parking area on the 1.6 acres depicted in the application effective April 30, 1998 . The supplemental information provided indicates that a project may have commenced in 1998. However, there is no additional information in the resubmittal of the application indicating if there is any ongoing project on the site. (see file for additional comments)
VRP 04-07-149	Redwood Business Park	M.W. Cude Eng.	7/30/2004	8/27/2004	9/9/2004			As of January 15, 1994 for commercial uses on 68.3 acres and industrial uses on 93.4 acres as indicated in POADP # 620
VRP 04-07-150	Orsinger Lane PUD	Brown P.C.	7/30/2004	8/27/2004	9/9/2004			As of August 23, 1995 for single-family dwelling units in accordance with the PUD plan.
VRP 04-07-151	1.55 Acre Tract at Fredericksburg Road and Huebner Road	Pape-Dawson Eng.	7/30/2004	8/27/2004		9/9/2004		what the project was in 1983, when if any project commenced or what is the current project. If a project is determined to exist on appeal of a denial of this application, then the "project" denial is based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.00. Any denial of a vested rights application based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005 is not an admission of the existence of a "project" and should not be construed as such by any person.
VRP 04-07-152	1.03 Acre Tract at Loop 1604 and Babcock	Pape-Dawson Eng.	7/30/2004	8/27/2004		9/9/2004		Disapproved as no information was provided in the application indicating if there was ever a project in 1963, what the project was in 1963, when if any project commenced or what is the current project. If a project is determined to exist on appeal of a denial of this application, then the "project" denial is based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005. Any denial of vested rights application based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005 is not an admission of the existence of a "project" and should not be construed as such by any person.
VRP 04-07-153	0.595 Acre Tract at Dezavala and Brandeis	Pape-Dawson Eng.	7/30/2004	8/27/2004		9/9/2004		Disapproved as no information was provided in the application indicating if there was ever a project in 1981, what the project was in 1981, when if any project commenced or what is the current project. If a project is determined to exist on appeal of a denial of this application, then the "project" denial is based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005. Any denial of vested rights application based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005 is not an admission of the existence of a "project" and should not be construed as such by any person.
VRP 04-07-154	ALSBROOK APARTMENTS	M.B.C. Eng.	7/30/2004	8/27/2004		9/9/2004		Disapproved as no information was provided in the application indicating if there was ever a project in 1958, what the project was in 1958, when if any project commenced or what is the current project. If a project is determined to exist on appeal of a denial of this application, then the "project" denial is based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005. Any denial of vested rights application based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005 is not an admission of the existence of a "project" and should not be construed as such by any person.
	(appeal to planning commission)							Pulled by applicant 11/24/04
VRP 04-07-155	Great Northwest Shopping Center	Kaufman & Associates	7/30/2004	8/27/2004	9/9/2004			As of May 22, 2001 the application for POADP #769 was completed.
VRP 04-07-156	11 Acre Loop 1604 Property (Ref: VRP 04-05-115)	Matthews & Branscomb	7/30/2004	8/27/2004		(Ref: VRP 04-05-115)		(Ref: VRP 04-05-115)
(Resubmittal)						10/21/2004		As per City attorney comments the application is disapproved as requested. There is no indication a project ever existed for this property that consists of an aggregation of seven lots, only three of which are platted. The information available indicates that the infrastructure was installed to serve the Las Colinas Apartment complex [15800 Chase Hill Boulevard] and the Chase Hill Apartment complex [15801 Chase Hill Boulevard]. The infrastructure was installed in accordance with the Agreement dated January 22, 1973 and accepted by the City on July 14, 1976 thus completing the contract. (See file for additional remarks)
(Resubmittal)	11 Acre Loop 1604 Property (Ref: VRP 04-05-115)	Matthews & Branscomb	11/10/2004					Applicants request for appeal was made 21 days from the day of notification the City staff decision therefore the appeal could not be considered. (as per UDC Article VII, sec. 35-712 (d).)
VRP 04-08-157	Snowden Condominiums/ Apartments	e-Sol Eng.	8/3/2004	8/31/2004		9/9/2004		Disapproved as no information was provided in the application indicating if there was ever a project in 1923, what the project was in 1923, when if any project commenced or what is the current project. The 1923 survey indicates a large tract single-family residential subdivision. No plat exists as Chapter 212 of the Texas Local Government Code and its predecessor law was not adopted by the legislature until 1927, therefore no project exists based upon the plat being the first permit in a series of permits. If a project is determined to exist on appeal of a denial of this application, then the "project" denial is based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005. Any denial of vested rights application based upon the provisions of the Texas Local Government Code, Sections 245.003 and 245.005 is not an admission of the existence of a "project" and should not be construed as such by any person.

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VRP 04-08-158	6.1 Acre Tract @ Braun/1604	Pape-Dawson Eng.	8/9/2004	9/6/2004	9/17/2004			As of April 17, 2001 the date of signage of resolution # 01-105 for a 6.127 Acre Tract
VRP 04-08-159	1.51 Acre-Lot 44 on Fredricksburg Road	Pape-Dawson Eng.	8/9/2004	9/6/2004		9/24/2004		The applicant has requested vested rights effective August 16, 1982 for development of "office, commercial, retail, and mixed use" without identifying any particular use or size of such use other than an estimated square footage for impervious cover. There is no information in the application indicating if any specific development was ever contemplated on the site. Lastly, if there ever was a project, again this is not evident in the application, the project is dormant in accordance with the provisions of law.
VRP 04-08-160	14393 N. W. Military - NCB 17847 Blk 19 Lot NW IRR 44	Pape-Dawson Eng.	8/11/2004	9/8/2004	9/28/2004			As of December 6, 1985 Vested Rights for a 1.83 acre treact for commercial uses allowed in a "C-3R" Restrictive Commercial District, provided that the application identifies a specific project for which vested rights may be established. Vested Rights cannot be approved for unidentified projects.
VRP 04-08-161	Retail Furniture Store will consist of one building with ass	Moye Civil Engineers	8/11/2004	9/8/2004	9/28/2004			As of July 26, 1996 for a retail furniture store with approximatly 29,530 square feet of building area and attendant parking area as depicted in the application
VRP 04-08-162	35.05 - Acre Encino Commons Tract	Pape-Dawson Eng.	8/11/2004	9/8/2004	8/12/2004			As of November 13, 1984 for 35.05 Acres of Property in the Encino Park POADP # 268 and indentified by the site plan as the project.
VRP 04-08-163	Permenant housing at Texas Military Institute	Coyle Engineering, Inc.	8/13/2004	9/10/2004		9/28/2004		The applicant has requested vested rights for development of approximatly 39,000 square feet of dormitary use and attendant parking area effective May 10, 1989. There is no information in the application indicating if any specific development was ever contemplated on the site
(Resubmittal)			10/22/2004	11/19/2004		12/14/2004		The mere assertion that a plat is a POADP is insufficient to determine such. It is not normal for a plat to show structures on the plat, and certainly not to show proposed structures on a plat. Staff is unable to determine if this "Plat" is a "POADP" or not. However, if it is determined that there is a "plan", the original "plan" has been completed. The original "plan" shows areas for 11 separate "uses/structures" while there are currently 12 or 13 completed "uses/structures" on the property as depicted in an aerial photograph. Accordingly, if there was an original "plan" depicted on the plat, that "plan" has been completed and the proposed project contained in the application is a new project and will vest accordingly. Further, if evidence of a project is found on appeal, there is no information in the application to indicate that the alleged "project" in not dormant in accordance with the provisions of state law and its incorporation into the UDC.
VRP 04-08-164	Dominion Village, Ltd.	Pape - Dawson Eng.	8/13/2004	9/10/2004		8/18/2004		There is no information in the application indicating if any specific development was ever contemplated on the site. POADP # 55 for the area merely indicates "Future Development".
(Resubmittal)			(Resubmittal) 8/23/04	9/20/2004	8/26/2004			As of Sept. 30, 1987 the date of recordation of the "Decleration of Restrictive Covenants" identifying the land use for this site under section II, Permitted Uses, (A) page (2)
VRP 04-08-165	Texas Research Park	Pape - Dawson Eng.	8/16/2004	9/13/2004	9/28/2004			As of October 6, 1987 for that portion of the utility infrastructure located within the boundaries of the Texas Research of the Texas Research Park POADP # 276 and for the portion of utility infrastructure located outside the boundaries of the Texas Research Park POADP # 276 effective the date of the initiation of the project by the MVISD school board.
VRP 04-08-166	CIRI Apartments	Hallenberger Eng., L.C.	8/25/2004	9/22/2004	9/28/2004			As of August 29, 1994 for the date that the POADP # 414 was approved for the area. The project shows approximatly 394,272 square feet of mixed uses on the 45.1 acres depicted in the application
VRP 04-08-167	Tract I A	Hallenberger Eng., L.C.	8/25/2004	9/22/2004	9/28/2004			As of June 15, 1985 for commercial uses on approximately 4.98 acres depicted in the application.
VRP 04-08-168	Tract I B	Hallenberger Eng., L.C.	8/25/2004	9/22/2004	9/28/2004			As of June 5, 1985 for approximately 325 multi-family units on the 17.268 acres depicted in the application
VRP 04-08-169	Tract I C	Hallenberger Eng., L.C.	8/25/2004	9/22/2004	9/28/2004			As of June 5, 1985 for approximately 390 townhouse/condominium units on the approximately 13.33 acres depicted in the application.
VRP 04-08-170	Tract II	Hallenberger Eng., L.C.	8/25/2004	9/22/2004		9/28/2004		As the proposed project depicted in the application is inconsistent with the Stone Oak Master Plan for the approximately 68.13 acres. Applicant may resubmit a project consistent with POADP # 48
(Resubmitted)			10/11/2004	11/8/2004	10/13/2004			As of June 5, 1985 for commercial development on the approximately 68.13 acres depicted in the application as commercial
VRP 04-08-171	Sunset Retail Center	Macina, Bose, Copeland and Assoc., Inc.	8/31/2004	9/28/2004	9/28/2004			As of January 16, 1997 for commercial uses on approximately 1.28 acres depicted in the application, provided that a specific project is identified. The application does not identify a project other than by square footage on the tract. If a project is identified that is a lawful use for the zoning that existed January 16, 1997, the project may be granted vested rights effective January 16, 1997. (THIS IS NOT APPROVAL OF NON-CONFORMING RIGHTS)

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VRP 04-09-172	Pleasanton Acres	SIA Eng.	9/2/2004	9/30/2004	9/28/2004			As of July 30, 2004 for commercial uses (approximately 118,875 square feet) and multi-family uses (approximately 34,585 square feet) on the approximately 3.5 acres depicted in the application, provided that a specific project is identified. The application does not identify a project other than by square footage on the tract and indicate that engineering design is in progress. At such time as engineering design is completed, the project may be granted vested rights.
VRP 04-09-173	Applewhite Subdivision	SIA Eng.	9/2/2004	9/30/2004	9/28/2004			As of July 9, 2004 for single-family and commercial uses as depicted on the plat application (no industrial uses are shown on the plat but such uses are identified in the application) on the approximately 4.9 acres depicted in the plat provided with the application.
VRP 04-09-174	Roger & Emily Mccann Residence	Survey SA (877-1446)	9/10/2004	10/8/2004		10/21/2004		action for nearly 25 years does not initiate an endeavor. If there ever was a project, there is no indication that there is an ongoing project. The “project,” if any, is dormant in accordance with Chapter 245 of the Texas Local Government Code and Article VII of the UDC and any vesting that may have existed has expired by operation of law. (see file for additional comments)
VRP 04-09-175	The Lee Tract	Brown P.C.	9/10/2004	10/8/2004		10/21/2004		As per City attorney comments the application is disapproved as requested. Notwithstanding the City Attorney’s memo dated November 10, 1977, there is no evidence of an ongoing project for over 20 years. Accordingly, if there ever was an approved MDP/POADP for the area, statutory vested rights for the “plan” have expired by operation of law. (See file for additional comments)
VRP 04-09-176	Kyle Seale Ranch	Pape-Dawson	9/13/2004	10/11/2004	10/20/2004			As of February 28, 1988 in accordance with VRP 01-09-022 for commercial and multi-family uses as depicted in the application and Exhibit 1 to the application. As per City attorney comments the application is approved as requested.
VRP 04-09-177	Stone Oak Parkway @ Sonterra Blvd., 5.56 Acres	Pape-Dawson	9/15/2004	10/13/2004	10/21/2004			As of May 9, 1983, the effective date of the Stone Oak POADP #48, provided that a project is identified that complies with POADP #48. A project is not identified other than to state “Community Commercial or Office Development.” This is insufficient information to identify a project especially since the Stone Oak Master Plan differentiates between the two types of development.
VRP 04-09-178	Bass POADP #319	Brown P.C.	9/20/2004	10/18/2004		10/21/2004		As per City attorney comments the application is disapproved as requested. The applicant may choose to submit more information regarding the specific project that is the subject of the request for vesting. This request is a request to vest a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to that particular time. The POADP expired by operation of law on November 8, 2001.
(resubmittal)			12/27/2004	1/24/2005		3/18/2005		As the “project”, if any, became dormant in accordance with Chapter 245 of the Texas Local Government Code and Article VII of the Unified Development Code. Although staff agrees with the analysis in the resubmitted application, i.e. that the “project”, if any, vested in accordance with the provisions of the 1987 UDC, any such project became dormant May 11, 2004 by operation of law.
(Appeal to PC)					5/11/2005			As of November 8, 1991 the date of approval for POADP # 319 for 651,222 square feet as requested in the application. This determination was made by COSA Planning Commission on 5/11/05.
VRP 04-09-179	Bass POADP #589	Brown P.C.	9/20/2004	10/18/2004	10/21/2004			As of November 24, 1997, provided that the applicant identifies a project that conforms to POADP #589. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date provided that the POADP does not expire by operation of law.
VRP 04-09-180	Allen & Allen	W.F. Castella	9/23/2004	10/21/2004		10/21/2004		As per City attorney comments the application is disapproved as requested. Merely recording a plat without any other action for nearly 10 years does not initiate an endeavor. If there ever was a project, there is no indication that there is an ongoing project. The “project,” if any, is dormant in accordance with Chapter 245 of the Texas Local Government Code and Article VII of the UDC and any vesting that may have existed has expired by operation of law.
04-09-180R (Resubmittal)			8/17/2005	9/14/2005	9/23/2005			Approved as of October 17, 2001. Based upon the information provided in the application, the project associated with Lot 1, Block 5, NCB 16329 commenced that date the project is not dormant as progress was made toward completion in accordance with the Texas Local Government Code and Article VII of the UDC. Merely recording a plat without any other action for nearly 10 years does not initiate an endeavor. If there ever was a project, there is no indication that there is an ongoing project until the above date.
VRP 04-09-181	part of Stone Oak	Hallenberger Eng., L.C.	9/24/2004	10/22/2004	10/21/2004			As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.
VRP 04-09-182	Canyons Commercial	M. W. Cude	9/24/2004	10/22/2004	10/21/2004			As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.

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VRP 04-09-183	part of Stone Oak II	EDC Engineering	9/24/2004	10/22/2004	10/21/2004			As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.
VRP 04-09-184	Stonehue PUD	Michael Espensen	9/24/2004	10/22/2004	10/21/2004			As of May 9, 1983, provided that the applicant identifies a project that conforms to POADP #48. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant may identify a specific project that complies with the POADP, the project can be vested to the above date.
VRP 04-09-185	Palo Alto Subdivision	MBC Eng.	9/27/2004	10/25/2004	10/21/2004			As of April 14, 1987, the date of approval of POADP #90, for approximately 309 dwelling units as requested in the appli
VRP 04-09-186	Crownridge-Ace Investments	Ace Investments, Inc.	9/28/2004	10/26/2004	10/21/2004			As of April 14, 1995 for three (3) dwelling units as requested in the application (Amended Crownridge POADP dated April 14, 1995 identified the subject area as Residential).
VRP 04-09-187	The Rim @ La Cantera	Pape-Dawson	9/29/2004	10/27/2004		10/21/2004		The specific project is not identified with enough particularity for staff to determine the location of the project in relation to the uses depicted in the La Cantera POADP #237. If a specific project is identified and its location and if the projects matches the uses depicted on the La Cantera POADP #237, then the project may be vested to November 10, 1987.
VRP 04-09-188	Costabella Mixed Use, Master Planned Developed	Brown, P.C.	9/29/2004	10/27/2004	10/21/2004			As of October 3, 1994 for approximately 400 multi-family dwelling units and approximately 75,000 square feet of commercial uses with attendant parking on six individual commercial platted lots.
	FY2005							
VRP 05-10-001	The Heights @ Stone Oak PUD - POD E, Unit-2	Jack Johnson Company	10/6/2004	11/3/2004	10/29/2004			As of April 27, 1998 for approximately 30 single-familydwellingas depicted in the application at "The Heights at Stone Oak".
VRP 05-10-002	Loop 1604 West near Bandera Road	David Triplett	10/11/2004	11/8/2004		10/29/2004		As per City attorney comments the application is disapproved as submitted. The application may be returned to provide more information. The information submitted in the application indicates that the Heights @ Helotes POADP #642 expired by operation of law on January 28, 2001.
(Resubmittal)			11/12/2004			12/22/2004		The application requests vesting for any C-3 use on two individual tracts of land divided by a street and does not indicate a specific project for either tract. This application is a request to vest POADP #642 without identifying a specific project to a specific tract of land within the POADP. At such time as the applicant identifies a specific project that complies with the POADP, the project can be vested to July 30, 1999.
(2 nd Resubmittal)					1/20/2005			As of July 30, 1999the date of the approved Heights at Helotes, POADP #642 for approximately 146,192 square feet of commercial use as requested in the application and shown on the attached site plan, labled "Exhibit B".
VRP 05-10-003	Clementson Ranch	Pape-Dawson	10/11/2004	11/8/2004	10/29/2004			As of July 13, 2003 for four (4) single family dwelling units as requested, the date of approval of the Clementson Ranch POADP #674, provided that the applicant provides the specific location of the four (4) dwelling units. This is not a recommendation for approval of vesting for 164.495 acres of land as the specific project is not identified. This applicatio may be returned to the applicant as the supporting documentation indicates an error in the application.
(Resubmittal)			11/15/2004	12/13/2004	12/22/2004			As of July, 13 2000for single-family development in accordance with POADP #674 and PUD #00-014 approved August 23, 2000
VRP 05-10-004	Interpark Boulevard @ West Avenue (NEC)	Pape-Dawson	10/15/2004	11/12/2004	10/29/2004			As of June, 23, 1999, the date of approval of the plat for the project.
VRP 05-10-005	Faith Lutheran Church	Fisher Engineering, Inc.	10/15/2004	11/12/2004		10/29/2004		project. There is no evidence in the application of an ongoing project. Additionally, there is no information in the application to indicate that the project, if any, is not dormant in accordance with the Texas Local Government Code, Chapter 245.
VRP 05-10-006	Rante Office Park	Hallenberger Eng.	10/18/2004	11/15/2004	10/29/2004			As of June 5, 1985, the date of approval of Stone Oak II POADP #177 for a commercial office area of approximately 122,000 square feet with attendant parking.
VRP 05-10-007	Regal Hills	Vickrey & Associates, Inc.	10/21/2004	11/18/2004	10/29/2004			As of January 20, 1995 per VRP # 02-06-120 for the project depicted in the application consisting of approximately 981,000 square feet of commercial building area with attendant parking (3 anchors @ 319,000 sf; 20 spaces @ 496,000 sf; 8 pad sites @ 66,000 sf; and 6 in-line @ 100,000 sf).
VRP 05-10-008	Churchill Estates, Unit-12D (I.D. No. 040501)	MBC, & Assoc, Inc.	10/25/2004	11/22/2004				The application is being returned to the applicantasking to provide more information. The supporting documentation in the application does not clearly identify the boundaries of Unit 12B of the Churchill Estates POADP. Staff is unable to determine if this lot is in Unit 12B.
(Resubmittal)			11/16/2004	12/14/2004	12/22/2004			As requested for vested rights from all ordinances enumerated in Cause No. 2000-CI-05220 Order signed September 25, 2000

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VRP 05-10-009	281 & Stone Oak Tract	Pape-Dawson	10/28/2004	11/25/2004	11/2/2004			As of November 13, 1984, the date of approval of the Encino Park POADP #268 for a commercial/office area of approximately 736,000 square feet with attendant parking provided that the applicant provides the specific location of the commercial/office uses. This is not a recommendation for approval of vesting for 83.895 acres of land as the specific project is not identified.
VRP 05-10-010	Valvin Subdivision	Pape-Dawson	10/29/2004	11/26/2004	11/2/2004			As of November 13, 1984, the date of approval of the Encino Park POADP #268 for a commercial/office area of approximately 60,000 square feet with attendant parking provided that the applicant provides the specific location of the commercial/office uses. This is not a recommendation for approval of vesting for 4.424 acres of land as the specific project is not identified.
VRP 05-11-011	Stone Creek Unit-1, 3.648 acre tract	Brown Engineering	11/15/2004	12/13/2004	12/14/2004			As of May 9, 1983, the date of approval of the Stone Oak POADP #48 for four commercial lots on 3.684 acres for approximately 35,000 square feet of commercial use with attendant parking.
VRP 05-11-012	DEZ-BAB Subdivision	MBC Eng. Don Miller	11/17/2004	12/15/2004	12/14/2004			As of March 10, 2003 for approximately 250 multi-family dwelling units with attendant parking on 22.407 acre:
VRP 05-11-013 (RESUBMITTAL)	Scenic Loop Oaks Subdivision	M.W. Cude	11/24/2004 1/7/2005	12/22/2004 2/4/2005	 2/14/2005	12/14/2004		This application is for approval of an entire POADP without a specific project identified to a particular tract within the POADP. Without a specific project identified to each phase or an indication on the application that the entire project will be completed in one phase, vesting cannot be approved. If the applicant identifies either alternative as the specific project then the specific project identified may be vested as of May 26, 2004, the date of the valid POADP #738A for the specific number of single-family dwelling units identified in the application and the plat submitted for the project. The plat will be required to reflect such specific number otherwise the VRP will be null and void. As of March 10, 2003 the date the application constituted a complete filing
VRP 05-12-014 (resubmittal)	The Vistas of Westcreek (POADP No. 167-D)	Brown P.C.	12/2/2004 1/21/2005	12/30/2004 2/18/2005	 3/18/2005	12/14/2004		The application is disapproved as submitted and staff recommendation is the application be resubmitted with additional information. The application indicates that vesting is requested for the entire POADP #167D while the POADP itself indicates that the residential development will be completed in phases. Without a specific project identified to each phase or an indication on the application that the remainder of the project will be completed in one phase, vesting cannot be approved. If the applicant identifies either alternative as the specific project, then the specific project identified may be vested effective January 18, 2002 for the specific number of single-family dwelling units identified in the application and the plat submitted for the project will be required to reflect such specific number. As of January 18, 2002 for a single family residential project consisting of 123 lots in Phase I, 125 lots in Phase II, and 154 lots in Phase III.
VRP 05-12-015	Kriewald Elementary School	M.W. Cude	12/6/2004	1/3/2005	12/22/2004			As of January 28, 2003 for an approximately 10,000 square feet school building with attendant parking on 15.217 acres effective the date of the initiation of the project by NISD School Board
VRP 05-12-016	Naegelin Tract School	M.W. Cude	12/6/2004	1/3/2005	12/14/2004			As of December 3, 2002 for a school site consisting of approximately 350,000 square feet with associated parking on approximately 133 acres.
VRP 05-12-017	Winston Churchill High School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-018	Madison High School Science Classroom Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-019	Roosevelt High School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-020	Bradley Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-021	Eisenhower Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.

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VRP 05-12-022	Garner Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-023	Jackson Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-024	Krueger Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-025	Nimitz Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-026	White Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-027	Wood Middle School Science Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-028	Colonial Hills Elementary School Classroom Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-029	Olmos Elementary School Classroom Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-030	Ridgeview Elementary School Classroom Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-031	Walzem Elementary School Classroom Addition	North East Independent School District	12/7/2004	1/4/2005	1/25/2005			Disapproved as submitted and approved as of As of March 10, 2003 based on e-mail submitted by Garrett Sullivan, applicant for the ISD, indicating that the project was initiated by the school district at a School Board meeting on such date. Mr. Sullivan indicated that the district believes that there may be a common law entitlement to vesting of the project and accordingly the district may resubmit information required for a consent agreement.
VRP 05-12-032	Las Plazas II	Rosin-Johnson Inc.	12/8/2004	1/5/2005	12/22/2004			As of December 29, 1993 for the specific project identified in POADP #355, Plat #040292, and the PUD#04-015 approved 6/9/2004 attached to the application
VRP/CLU 05-12-033	The Applewhite Subdivision	Brown P.C.	12/9/2004	1/6/2005	12/21/2004			As of May 11, 2004 for continuation of land uses as depicted on the plat application (Plat ID # 040346) consisting of 350 single-family lots on 51.54 Acres, 7 Non-Single Family Lots on 10.40 Acres, 11.22 Acres of Parks and 25 Acres of land for streets, for a total of 98.16 Acres. This is approval of Continuation of Land-Use Rights pursuant to the applicable provisions of § 43.002 of the Texas Local Government Code for approximately 98.16 acres as depicted in the plat application.
VRP 05-12-034	11.8673 Acre Tract of Unplatted Land	Hallenberger Eng.	12/9/2004	1/6/2005	12/22/2004			As of May 9, 1983 the effective date of the Stone Oak POADP #48 for approximately 113 townhouse/condominium units and associated parking
VRP 05-12-035	Texas Legacy Subdivision	SIA Engineering	12/13/2004	1/10/2005	12/22/2004			155 acres depicted in Plat #040412 Vested rights are only approved for lawful uses at the time of vesting. If the uses depicted on the plat are not permitted as a planned use or a continuation of use under Section 43.002 of the Texas Local

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VRP 05-12-036	Hubbard Ranch Subdivision	SIA Engineering	12/13/2004	1/10/2005	12/22/2004			As of June 10, 2004 for approximately 155 single-family and commercial uses as depicted on the plat on the approximately 155 acres depicted in plat #040413 described in the application.
VRP 05-12-037	Martha Mead Elementary	NISD (Bill Peters)	12/13/2004	1/10/2005	12/22/2004			As of February 27, 2001 for an elementary school of approximately 105,000 square feet with attendant parking
VRP 05-12-038	Hills & Dales Estates Subdivision Unit-2	Brown Engineering	12/30/2004	1/27/2005		1/25/2005		The application does not indicate that a project existed in 1964 for the subject tracts. Second, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-12-039	Ventura Plaza	Hallenberger Eng.	12/30/2004	1/27/2005	1/25/2005			As of December 4, 2002 the date of the plat application for plat # 030103.
VRP 05-01-040	Family Dollar - Pearsall Rd.	Hallenberger Eng.	1/6/2005	2/3/2005		1/25/2005		The application does not indicate that a specific project existed in 1973 for the subject tracts. Second, if it is determined that a project existed in 1973, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code and Article VII of the UDC.
VRP 05-01-041	Evans/Stone Oak (SEC)	Pape-Dawson	1/14/2005	2/11/2005	2/4/2005			As of July 27, 1988, the date of the amended and restated Stone Oak Master Plan, POADP #48 for approximately 65,000 square feet of C-2 uses as defined in the Stone Oak Master Plan with attendant parking. This is not a recommendation of approval of any C-2 use as defined by the UDC.
VRP 05-01-042	Stone Ridge	Pape-Dawson	1/14/2005	2/11/2005	2/4/2005			As of July 27, 1988, the date of the amended and restated Stone Oak Master Plan, POADP #48 for approximately 337,337 square feet of C-2 uses as defined in the Stone Oak Master Plan with attendant parking. This is not a recommendation for approval of any C-2 use as defined by the UDC.
VRP 05-01-043	Wachovia Bank - Northwoods	MBC Engineers	1/14/2005	2/11/2005	2/4/2005			As of May 11, 1992, the approval date of the Northwoods POADP #322, for approximately 5,500 square feet of commercial use with attendant parking as depicted in site plan attached to the application.
VRP 05-01-044	Villages of Westcreek Subdivision	Brown, P.C.	1/19/2005	2/16/2005	2/14/2005			As of August 25, 1986 for 30 single family residential lots as depicted on that portion of POADP #167 and recommend approval effective March 19, 2001 for four (4) dwelling units per acre on the remaining portion of the tract depicted on POADP 167-C. (Approval is not based upon the rationale in the letter attached to the application.)
VRP 05-01-045	The Enclave at Deerfield Subdivision	Lineberger Consulting Eng.	1/21/2005	2/18/2005	2/14/2005			As of November 23, 1999 as the project had an active plat application on May 11, 2000
VRP 05-01-046	1604/Babcock Enterprise Zone	Pape-Dawson	1/25/2005	2/22/2005	2/14/2005			As of January 19, 1995 as project has an active DRP that expires September 1, 2007.
VRP/CLU 05-01-047	Pitman Subdivision	Earl & Assoc.	1/27/2005	2/24/2005	2/14/2005			Section 43.002 of the Texas Local Government Code. Approval is for those uses depicted on Plat #040408. Approval of vested rights effective June 9, 2004 for the single-family residential portion of the plat. The commercial portion of the plat may be recommended for vested rights at such time as a project is identified for that portion of the plat identified as commercial.
VRP 05-01-048	1.51 Acre- lot 44 on Fredricksburg Rd.	Pape-Dawson	1/31/2005	2/28/2005		2/14/2005		UDC.
VRP 05-01-049	The Plaza on Whitby Rd.	Torres Eng.	1/31/2005	2/28/2005		5/13/2005		The project may be recommended for vesting, however, insufficient information has been provided to make a determination. The applicant may resubmit with additional information.
(Resubmitted)			6/13/2005	7/11/2005	6/13/2005			(as of April 30, 2002) The project "The Plaza on Whitby Road Townhouse Subdivision" is Vested as of April 30, 2002 the date of application for the subdivision plat # 020260 as shown on the TPLT tracking system for the City of San Antonio Screen # 210.
VRP 05-02-050	The Parklands	WF Castella	2/4/2005	3/4/2005	2/14/2005			As of June 21, 1996 for approximately 361 single-family dwelling;
VRP 05-02-051	Cedar Creek	Kimley-Horn & Assoc.	2/4/2005	3/4/2005	3/11/2005			As of February 25, 1988 for only that portion of the proposed project within the boundaries of the Kyle Seale Ranch POADP #286. (See map in file.) For the remaining portion of the project, recommend vesting effective when the application for the first permit in a series of permits required for the Cedar Creek Development (MDP?) was made. This information was not provided in the application. Plat #880044 recorded August 4, 1989 in Vol. 9520, Pg. 215 provided to support the vesting of the project is not within the boundaries of the Cedar Creek Development and therefore cannot be used as evidence of the commencement of the Cedar Creek "project."
(Resubmitted)			3/18/2005		5/10/2005			As of February 22, 1989, the only date provided in the application to indicate the commencement of a project
VRP 05-02-052	Bandera-Spanish Oaks Subdv.-Commercial Retail Center	Pape-Dawson (Brown P.C.)	2/8/2005	3/8/2005	3/3/2005			As of October 17, 1997 for approximately 103,000 square feet of C-3 Commercial uses with attendant parking as the project had an active plat application on May 11, 2000.
VRP 05-02-053	Centre Park (75.14 acres)	Pape-Dawson (Brown P.C.)	2/8/2005	3/8/2005	3/3/2005			As of September 9, 1994 for approximately 1.2 million square feet of commercial development with attendant parking

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VRP 05-02-054	Vista Point I.D. 030108	Littell Eng.	2/9/2005	3/9/2005	3/3/2005			As of December 5, 2002 for approximately 343 single-family dwelling unit
VRP 05-02-055	Altex Computer Store - FM 1604	Sherfey Eng.	2/10/2005	3/10/2005		3/3/2005		As project is dormant in accordance with the provisions of the Texas Local Government Code, Chapter 245 and Article VII of the Unified Development Code. The VRP for the adjoining Lot 79 was approved in accordance with the Texas Local Government Code, Chapter 245 and Article VII of the Unified Development Code. The project associated with Lot 79 had not yet become dormant at the time the application for it was submitted.
VRP 05-02-056	CVS-Stone Oak Parkway & Golf Canyon Rd.	Carter & Burgess	2/11/2005	3/11/2005	3/3/2005			As of May 9, 1983 the date of approval of the Stone Oak POADP #48 for approximately 28,000 square feet of commercial use with attendant parking.
VRP 05-02-057	Sam Moon Shopping Center	Kimley-Horn	2/22/2005	3/22/2005		3/3/2005		The application is disapproved as submitted. The application may be approved at such time as the applicant provides a copy of an executed water service contract and proof of compliance with the contract, i.e., acceptance by the City/Water Board of the water line required to be constructed under the contract. This application only contains a request to the Water Board to approve the extension of service to the tract. If such information is provided the application may be approved effective as of the date of the contract for 38 acres of retail use, 26 acres of multi-family use with an 86' arterial street servicing the uses and comprising approximately 4 acres of the tract. As of May 9, 1983, the date of approval of the Stone Oak POADP #48 for approximately 28,000 square feet of commercial use with attendant parking.
VRP 05-02-058	Holy Trinity Catholic Church	Rosin-Johnson, Inc.	2/28/2005	3/28/2005		3/3/2005		The application is disapproved as submitted. The application may be approved at such time as the applicant provides the Master Plan for the development of the property. The effective date of approval would be determined by subsequent review to establish the date when the project was initiated on the church property. The project identified in the application is a parking lot consisting of approximately 23,000 square feet of parking area.
VRP 05-03-059	Loma Alta Subdivision Unit 4A	Mr. Barrett Moursund	3/7/2005	4/4/2005		3/11/2005		The application does not contain any information regarding when a project is a "vested rights" endeavor. To obtain vested rights the applicant must meet two requirements. First, there must be evidence of some specific project/endeavor. The UDC defines project as "[a]n endeavor over which the City exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor. Within the context of § 35-710 (Permit Rights), "project" shall mean an endeavor over which the city exerts its jurisdiction and for which a preliminary overall area development plan, a plat, plat application or a building permit is required to initiate or continue the endeavor. Within the context of permit rights which existed prior to September 1, 1997, project shall mean an endeavor over which a regulatory agency exerts its jurisdiction and for which one (1) or more permits are required to initiate or continue the endeavor." UDC Section 35-A101, Definitions. Second, the initiation/start of a project may be verified by having obtained a "Permit" which means "[a] license, certificate, approval, registration, consent, permit, or other form of authori
VRP 05-03-060	The Rim @ La Cantera (second submittal)	Pape-Dawson	3/7/2005	4/4/2005	3/11/2005			As of November 10, 1987, the effective date of POADP #237, for the specific project identified in the site plan attached to the application.
VRP 05-03-061	McMullen Tract	W.F. Castella	3/8/2005	4/5/2005		3/14/2005		See file for Comments
(Resubmittal)			3/29/2005			5/10/2005		A Utility Service Agreement is not a contract within the scope of the provisions of Section 212.172 of the Texas Local Government Code.
(Appeal to PC)			5/23/2005	6/22/2005	6/22/2005			As of January 20, 2004 per Planning Commission decision
VRP 05-03-062	Tupelo Subdivision	MBC Engineers	3/14/2005	4/11/2005		3/28/2005		"Project" does not vest in accordance with Chapter 245 of the Texas Local Government Code or Article VII of the UDC. C.f., Williamson Pointe Venture v. City of Austin , 912 S.W.2d 340 (Tex.App.-Austin Nov 22, 1995) (NO. 03-95-00038-CV), rehearing overruled (Jan 10, 1996).
VRP 05-03-063	Fossil Creek U-3	Brown P.C.	3/14/2005	4/11/2005	4/15/2005			As of April 3, 1998 for approximately 55,000 square feet of commercial use with attendant parking on 6.231 acres depicted in the application. [Approval is only based in part on applicant's rationale requesting vested rights.]
VRP 05-03-064	Oaks at Sonterra U-1	David Anderson Homes, Inc.	3/17/2005	4/14/2005	4/15/2005			As of June 26, 1992 for 23 single family dwellings within the "Oaks at Sonterra"
VRP 05-03-065	Highland Heights POADP #619	Charles Claiborne	3/18/2005	4/15/2005	4/15/2005			As of December 18, 1998 for approximately 300 single family dwellings within "Highland Heights" POADP #61
VRP 05-03-066	Zabihian Private Residence	Ahmad Zabihian	3/22/2005	4/19/2005	4/15/2005			As of June 22, 1994 for one single family dwelling
VRP 05-03-067	Park Place, PH II	M. W. Cude Eng.	3/23/2005	4/20/2005	4/19/2005			As of March 10, 2003, the date of the plat application, for 728 single family dwellings
VRP 05-03-068	22.07 Acre Tract at the northeast corner of Loop 1604 and	Hallenberger Eng.	3/29/2005	4/26/2005		4/19/2005		As the project is dormant in accordance with Chapter 245 of the Texas Local Government Code. Should additional information be provided indicating that the project is not dormant, a multi-family dwelling use does not vest as that use was not ever indicated as a part of the "office project" nor ever permitted in the B-3 zoning district.
VRP 05-03-069	JPV Properties Lots 4 & 5	Hallenberger Eng.	3/29/2005	4/26/2005	4/19/2005			As of December 4, 2002 for approximately 23,000 square feet of office and retail uses with attendant parking

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VRP 05-03-070	Potranco North Elementary School	Slay Engineering	3/30/2005	4/27/2005	4/19/2005			As of May 6, 1987 in accordance with DRP #250 for an elementary school of approximately 110,000 square feet with attendant parking.
VRP 05-03-071	Gordon Chisenhall Bldg.	Gordon Chisenhall	3/30/2005	4/27/2005		4/19/2005		The application is disapproved as submitted. There is no indication in the application of any compliance with the requirements of a regulatory agency prior to July 4, 2004.
VRP 05-03-072	Oliver Ranch, ,Tract VI-B	Brown P.C.	3/30/2005	4/27/2005	4/19/2005			As of January 21, 2002 for 250,000 square feet of commercial uses with attendant parking. [Applicant needs to provide a definitive description of the amount of non-residential square footage—not the square footage of the tract.]
VRP 05-03-073	Oak Stone @ Evans Road	Vickrey & Assoc.	3/31/2005	4/28/2005	4/19/2005			As of June 5, 1985, the date of approval of Stone Oak II POADP #177 for approximately 180 single family dwellings
VRP 05-04-074	POADP 428 (Fund Subdv.)	Brown P. C.	4/4/2005	5/2/2005	4/19/2005			As of October 3, 1994 for approximately 600,000 square feet of commercial use with attendant parking. [Rationale for approval is not based upon rationale contained in the application.]
VRP 05-04-075	Louis Pasteur Plaza	Kaufman & Assoc. for John Wright	4/5/2005	5/3/2005		4/19/2005		As there is no indication that a project ever existed at this site. If a project is determined to have existed, then the project is dormant in accordance with Chapter 245 of the Texas Local Government Code.
VRP 05-04-076	Tubb's Subdivision (Auto dealership)	Brown P. C.	4/7/2005	5/5/2005	4/19/2005			As of August 25, 1994 for approximately 100,000 square feet of non-residential uses with attendant parking. [Rationale for approval is not based upon rationale contained in the application.]
VRP 05-04-077	The Pinnacle Subdivision PUD	Pape-Dawson	4/11/2005	5/9/2005	5/18/2005			Pinnacle Subdivision as indicated in the applicator
VRP 05-04-078	Legacy East	Pape-Dawson	4/14/2005	5/12/2005	5/18/2005			As of June 8, 1998 for approximately 45,000 square feet of commercial uses depicted on POADP 132B validated by platting of more than 8% of the net developable property within the POADP. [Plat was not provided in application but was researched by staff.] Development and plat approval requires construction of extension of Sonterra Boulevard per previous deferral agreement for construction on adjoining property.
VRP 05-04-079	Cadena Group-CG3, Cadena Group CG4 & Cadena Group CG5	Pat Cadena	4/14/2005	5/12/2005	5/18/2005			As of August 15, 1984 for an Office/Warehouse use of approximately 26,000 square feet per University Oaks Business Park plat.
VRP 05-04-080	SeaWorld Middle School	Slay Eng.	4/15/2005	5/13/2005	5/18/2005			As of February 27, 2004, per the applicant's request, for a Middle School of approximately 200,000 square feet with attendant parking.
(Resubmittal)			5/23/2005	6/20/2005	6/3/2005			As of May 17, 1991, the effective date of the Westover Hills POADP #110 for a Middle School of approximately 200,000 square feet with attendant parking.
VRP 05-04-081	Inverness PUD	Pape-Dawson	4/15/2005	5/13/2005	5/18/2005			As of September 24, 1997 for approximately 210 single-family residential dwellings per POADP #574.
VRP 05-04-082	Admiralty Park	Mike Gulley	4/20/2005	5/18/2005	5/18/2005			As of May 17, 1991 for approximately 67 single-familyresidential dwellings and 168,000 square feet of non-residential uses per POADP #110. DRP #250 for POADP #110 expires September 1, 2007.
VRP 05-04-083	Pearsall Business Park	Robert Birnbaum	4/20/2005	5/18/2005	5/25/2005			As of October 28, 1997 for commercial uses on 6.68 acres as requested in the application. No POADP/MDP was provided to indicate there is a project on an area greater than that currently platted.
VRP 05-04-084	6.025 Acre Tract of Land, United States Postal Services,	Brown Engineering	4/27/2005	5/25/2005	5/25/2005			As of October 3, 1983 for 170,755 square feet as requested by the applicant. The USPS is an agency of the federal government; the UDC does not apply to property owned by the USPS in accordance with UDC Section 35-104(b).
VRP 05-04-085	Umbell Oaks 19.1 acre tract	Vickrey & Assoc.	4/27/2005	5/25/2005	5/25/2005			As of January 20, 1995 for residential uses on approximately 19.1 acres as more than 8% of the Umbell Oaks POADP #463 was platted within 18 months of the effective date of Section 35-1027 of the UDC. This is not a recommendation for multi-family uses as multi-family uses are indicated on other tracts within the POADP.
VRP 05-04-086	Republic Stone Oak	David Triplett	4/27/2005	5/25/2005		5/25/2005		The original POADP did not identify any use on the 9.267 acre tract of which this 4.542 acre tract is a part. Second, the Afton Oaks POADP #108 expired by the terms of UDC Section 35-1027 and the provisions of the Texas Local Government Code Chapter 245. The application for this tract may be approved effective April 26, 2000, the date of the plat establishing Harvest Subdivision, for Mini-Storage of approximately 23,000 square feet, provided that the approved plat was part of an approved plan for a project that included this tract and that uses identified in the plan and the project permitted mini-storage.
(Resubmittal)			6/9/2005	7/7/2005	7/15/2005			As of January 20, 1999, the date of the plat application for the project, for an approximately 32,000 square feet mini-storage facility.
(Resubmittal II)			6/28/2005	7/26/2005	7/26/2005			As of January 20, 1999, the date of the plat application for the project, for an approximately 96,000 square feet mini-storage facility, provided such facility is in conformance with the zoning regulations for the property.
VRP 05-05-087	The Reserve at Westover Hills, PUD (Unit-1, Unit-2, & Unit-3)	Pape-Dawson	5/9/2005	6/6/2005		5/27/2005		POADP #418 expired in accordance with the provisions of Section 35-1027 of the 1987 UDC and PUD Plan #95-006 has expired in accordance with Section 35-2110 of the 1987 UDC [Section 35-344(k) of the 2001 UDC].

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(Resubmittal)			7/7/2005	8/4/2005	7/11/2005			Approved as of August 26, 1994 for the following remaining single-family lots: (see file
VRP 05-05-088	Barshop-Grove Park Subdivision	MBC & Assoc.	5/12/2005	6/9/2005		5/27/2005		There is no indication in the application that there is an ongoing project other than the project that was completed with the plat in 1962. If a project is determined to exist, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-05-089	Barshop-Grove Park Subdivision	MBC & Assoc.	5/12/2005	6/9/2005		5/27/2005		There is no indication in the application that there is an ongoing project other than the project that was completed with the plat in 1985. If a project is determined to exist, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-05-089(Resubmittal)	Loma Alta Subdv. U-4A	Carter & Burgess	5/13/2005	6/10/2005		6/2/2005		There neither was nor is any indication that a project existed in 1982. The application states that the “current owner was not proposing a specific project and was just interested in vesting the property in order to sale [sic].” A project, if one is found to exist, has expired in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-05-090	Wolf Hollow	William Ellis	5/13/2005	6/10/2005		6/2/2005		POADP #525 has expired by operation of law. An area greater than 8% was not platted within the required time limits of Section 35-1027 of the 1987 UDC. [The platted area was 6.67% of the POADP.] The project may be approved effective April 17, 2002 based upon progress towards completion as defined in the provisions of Section 245.005 of the Texas Local Government Code Chapter 245 regarding the payment of impact fees for the project as indicated in the Impact Fee Agreement with BexarMet. However, there is nothing in the application to indicate that the fees were actually paid.
VRP 05-05-090 (1 st Resubmittal)		Pape-Dawson	6/14/2005			7/7/2005		The application may be approved effective September 30, 1996 for the site specific uses depicted on the Wolf Hollow POADP #525 provided that a specific project associated with each use depicted on the POADP is identified. However, no particular projects are identified with a specific site in this application.
VRP 05-05-090 (2nd Resubmittal)			7/18/2005		8/19/2005			Approved as of September 30, 1996 for the site specific project of disposing of approximately 200,000 to 300,000 cubic yards of material per the mass grading plan contained in the application. Uses depicted on the Wolf Hollow POADP #525 may be approved effective September 30, 1996 provided that a specific project associated with each use depicted on the POADP is identified. However, no particular projects are identified with a specific site in this application.
								As of November 30, 1994, the date of the “Meadows at Sonterra” residential subdivision plat, for two (2) single family residential dwellings as requested in the application.
VRP 05-05-091	The Meadows at Sonterra	David Anderson Homes, Inc.	5/23/2005	6/20/2005	6/2/2005			
VRP 05-05-092	Babcock Rd. at Luskey Blvd. Tracts 1 and 2	Kimley-Horn	5/23/2005	6/20/2005		6/2/2005		POADP expired October 1, 1991 [18 months after approval] unless a plat was filed prior to that date. There is nothing in the application or MDP Master List to indicate a plat was filed during that 18 month period. Second, the POADP does not indicate any use/project for the property that is the subject of the VRP Application. Third, if one assumes that the POADP was validated by the filing of a plat within the initial 18 months after approval, the POADP expired under the terms of Section 35-1027 of the 1987 UDC which requires platting of 8% of all POADPs that were valid on 9/1/1997 within the period 9/25/1997 to 3/24/1999 to remain valid. Lastly, there is nothing in the application to indicate that a project, if any, associated with the POADP is not dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-05-093	22.07 Ac. Tract at the NE corner of 1604 & Redland Rd.	Hallenberger Eng.	5/24/2005	6/21/2005		6/3/2005		The project is dormant in accordance with both Section 35-1027 of the 1987 UDC and Chapter 245 of the Texas Local Government Code. Should additional information be provided indicating that the project is not dormant, a B-3 commercial use may be permitted.
(resubmittal)			6/16/2005			7/7/2005		The applicant needs to submit additional supporting documentation to support the proposed vesting of the project, such as, the signed water contract, acceptance letter from SAWS for the infrastructure improvements, etc.
2nd Resubmittal			7/8/2005		8/5/2005			Approved effective November 5, 2000 for approximately 240,000 feet of commercial used with attendant parking per POADP #151-B.
VRP 05-05-094	Lockhill Selma Development PH-II	Castro & Killen PC	5/24/2005	6/21/2005		6/3/2005		There is nothing in the application to indicate that the Lockhill Selma Development POADP #524 remains valid. The POADP expired March 24, 1999 under the terms of Section 35-1027 of the 1987 UDC which requires platting of 8% of all POADPs that were valid on 9/1/1997 within the period 9/25/1997 to 3/24/1999 to remain valid. There is nothing in the application or MDP Master List to indicate a plat was filed during that 18 month period. Second, the POADP does not indicate any use/project for the property that is the subject of the VRP Application. Third, if one assumes that the POADP was validated by the filing of a plat within the initial 18 months after approval, the POADP expired as there is nothing in the application to indicate that a project, if any, associated with the POADP is not dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code. May recommend approval effective September 13, 1996 in accordance with common law.
VRP 05-05-095	Culebra Market	Pape-Dawson :Dennis Rion	5/24/2005	6/21/2005	6/3/2005			As of June 6, 1989 for Retail/Commercial development on 76 acres and Multi-Family development on 78 acres per documentation submitted by the applicant and shown on the application.
VRP 05-06-096	Westwood Center U-8	Wayne Harwell	6/3/2005	7/1/2005	6/3/2005			As of January 27, 1997 as Plat #970306 platted in excess of 8% of the Stonebridge POADP #544 within the time requirements of Section 35-1027 of the 1987 UDC.

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VRP 05-06-097 (resubmital)	Villages of Westcreek Shopping Center	Kaufman & Assoc.	6/10/2005 7/10/2005	7/8/2005		7/7/2005		the application does not indicate a project other than single-family, multi-family, and commercial uses. The POADP does not show any single-family uses for the area requested to be vested but only multi-family and commercial uses. The agreed Order attached to the application is interlocutory pending final decision and states only that the enumerated uses [multi-family and commercial] are preserved, not that vested rihgts are established as of a time certain. If a specific project is indentified that comports with the POADP and a final settlement agreement, the project may be vested.
VRP 05-06-098	Tupelo Subdivision	Oppenheimer Blend	6/14/2005	7/12/2005		7/7/2005		The POADP expired March 24, 1999 under the terms of Section 35-1027 of the 1987 UDC which requires platting of 8% of all POADPs that were valid on 9/1/1997 within the period 9/25/1997 to 3/24/1999 to remain valid. There is nothing in the application or MDP Master List to indicate a plat was filed during that 18 month period. Second, the POADP indicates single-family use for the tract and the applicant proposes 250 apartments, thus changing the project.
VRP 05-06-098 Appeal to the Planning Commission			7/22/2005			8/24/2005		Disapproved by the Planning Commission on August 24, 2005 (Unanimous Vote)
VRP 05-06-098 Appeal to City Council								
VRP 05-06-099	Gateway Village Shops at Stone Oak	Earl & Assoc.	6/14/2005	7/12/2005		7/7/2005		The project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code. Additionally, there is no indication in the application that any project existed until 2004.
VRP 05-06-099 Appeal to the Planning Commission						9/14/2005		Disapproved by the Planning Commission on September 14, 2005
VRP 05-06-099 Appeal to City Council						1/5/2006		Disapproved by the City Council on January 5, 2006
VRP 05-06-100 (resubmital)	Potranco 126 Acre Tract, the 32 acre tract, and off-site sanitary sewer outfall	Overby Descamps Engineers	6/14/2005 7/14/2005	7/12/2005		7/7/2005 9/28/2005		The supporting documentation indicates that a project may have commenced in 2003, however, the letter to SAWS requesting a commitment for sewer service only indicated a mix of residential and commercial uses that would utilize 565 EDUs. The SAWS response indicated that the applicant should show proof of participation in the construction of the Medio Creek Sewer Outfall. This was not attached to the application. The project may vest, however there is insufficient information to make a recommendation at this time.
VRP 05-06-100 Appeal to City Council						12/1/2005		Upheld due to no vote
								Disapproved by City Council on December 1, 2005
VRP 05-06-101	Oliver Ranch Tract-1	Brown PC	6/14/2005	7/12/2005	7/7/2005			As of December 17, 2001 for approximately 330,000 square feet of commercial uses in the area described as Unit I of the Oliver Ranch POADP #662A.
VRP 05-06-102	Southton Park Subdv.	Earl & Assoc.	6/16/2005	7/14/2005		7/7/2005		The application is denied as submitted and should be returned for more information regarding the nature of the project and when it commenced. It is not clear if a project was ever initiated. If a project has been initiated, then the project must be specifically described. In this instance the supporting documentation in the application indicates that the applicant owns all the lots depicted in the Map of Southton Park, i.e., all the 595 lots depicted in the survey. The Bexar County Appraisal District records indicate otherwise as does the letter forwarding the application. Additionally, the application does not indicate that there was "[a] license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought."
VRP 05-06-102 (Resubmital)			7/22/2005			7/19/2005		Disapproved as submitted. The applicant has resubmitted its request for a vested rights permit for the Southton Park Subdivision based on a recent amendment to Chapter 245 of the Texas Local Government Code. Subdivision (1), Section 245.001, Local Government Code, has recently been amended to read as follows: "Permit" means a license, certificate, approval, registration, consent, permit, contract or other agreement for construction related to, or provision of, service from a water or wastewater utility owned, operated, or controlled by a regulatory agency, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought. The resubmitted vested rights permit application states that its 1972 Easement Dedication for sewer lines satisfies this new definition of a required "permit." However, the Easement Dedication only states that: "The property owner shall have the privilege of connecting to the sewer line to be installed by making proper application and by entering into an

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VRP 05-06-103	Mainland Heights	M.W. Cude	6/16/2005	7/14/2005	7/7/2005			As of August 29,1997 for approximately 57,000 square feet of commercial uses with attendant parking. The project is not dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.
VRP 05-06-104	Sheanfield Middle School	M.W. Cude	6/16/2005	7/14/2005	7/7/2005			As of May 7, 1999 for a school of approximately 1,330,000 square feet, including parking
VRP 05-06-105	Cuatro's Corner	Kaufman & Assoc.	6/24/2005	7/22/2005	7/7/2005			As of August 25, 1986, the approval date of the Villages of Westcreek POADP #167, for approximately 140,000 square feet of commercial uses as requested in the application.
VRP 05-06-106	Hausman-1604 Subdivision, Commercial	Brown PC	6/28/2005	7/26/2005		7/16/2005		plat application that the plat is for single-family or non-single family purposes is merely to determine the fees associated with the plat application. Second, if there ever was a commercial project, the project was changed by changing the commercial project to a residential project on 13 of the 20 acres included in the original “project.” Third, selling a portion of the property does not identify a specific project for the remainder of the tract [it appears that the selling of a portion of the property was the project], therefore the project is dormant in accordance with Chapter 245 of the Texas Local Government Code and the UDC. Lastly, there is no evidence that the building permit referenced is still valid. Without additional information, the application indicates that the building permit has expired by its own terms. A project may exist for the remainder of the tract at the time of the replat and subdivision of the property, however that cannot be determined from the information provided in the application.
VRP 05-06-106 Appeal to the Planning Commission						9/28/2005		Staff recommendation was upheld
VRP 05-06-106 Appeal to City Council	Withdrawn by the applicant as per letter dated October 26, 2005							
VRP 05-06-107	Bandera Trails	Kaufman & Assoc.	6/28/2005	7/26/2005	7/26/2005			As of July 31, 1997, for approximately 212,000 square feet of commercial use with attendant parking
VRP 05-06-108	Promontory Pointe U-8, PH-3 & 4	Urban Design Group	6/28/2005	7/26/2005	7/26/2005			As of November 11, 1994 for two phases of development of approximately 150 units of single-family dwelling
VRP 05-06-109	San Antonio Retail Project JHN# 2003-251	Ford Engineering	6/29/2005	7/27/2005	7/26/2005			As of September 6, 1994 for approximately 9,300 square feet of commercial uses with attendant parking
VRP 05-07-110	40 Acre Tract...Loop 1604 and Bandera Rd.	Pape-Dawson	7/6/2005	8/3/2005		8/5/2005		1989, in fact, the supporting documentation indicates that the “land usages for the site have not been determined at this time,” Pape-Dawson letter dated April 3, 1989, and there is no other evidence to indicate a specific project commenced in 1989. The only activity indicated in the application was the selling off of approximately 10 acres for a HEB store, a contract for local benefit facilities only, a three month commitment letter by “SAWS” in 1989 [was commitment ever exercised?], the proposed layout of the property was omitted from the supporting documentation when the base document stated it was attached.
VRP 05-07-111	Arion Business Park	CEC eng.	7/22/2005	8/19/2005		8/19/2005		on the property, however, no documents supporting such statement are included with the application. A DRP and a 17 year old plat without any evidence of a project ever having existed are insufficient evidence to establish rights under Chapter 245 of the Texas Local Government Code, the UDC, or common law. Additionally, the project, if any, is dormant unless “progress towards completion” has been made in accordance with Chapter 245 of the Texas Local Government Code and the UDC.
VRP 05-07-112	Med Court	CEC eng.	7/25/2005	8/22/2005	8/19/2005			Approved as of April 19, 1983 for approximately 11,000 square feet of commercial use with attendant parking in accordance with the Stone Oak Master Plan and the Stone Oak POADP #48.
VRP 05-08-113	Southwest Junction Two Plat # 050420	CEC eng.	8/2/2005	8/30/2005		8/23/2005		Disapproved as submitted. The Applicant states that construction and infrastructure improvements have been completed on the property, however, no documents supporting such statement are included with the application. A 22-year-old plat without any evidence of a project ever having existed is insufficient evidence to establish rights under Chapter 245 of the Texas Local Government Code, the UDC, or common law. Additionally, the project, if any, is dormant unless “progress towards completion” has been made in accordance with Chapter 245 of the Texas Local Government Code and the UDC.
								Disapproved as submitted. The only “project” identified and associated with POADP #68 is a Retirement Village in Unit 1 of the POADP. The remaining acreage is simply stated as any use that could be defined as a single-family residential use, multi-family residential use, commercial use or combination of all three. The approval for water service is simply authorization to “connect” to existing lines and had a term of 30 days. There is nothing in the application to indicate that such construction/connection was completed. Notwithstanding, the connection of water service, if any, to the Retirement Village, the POADP indicates that the “project” was to “sell tracts of land to other developers, therefore we don’t have any specific land use at this time except [the retirement village]. Anticipated completion of development – 10 years.” The information provided in the application and the tax records indicate nothing more than a retirement village on Unit 1 and no defined project on the remainder of the property within the POADP.
								date on which the project could be commenced in accordance with the regulations in effect on that date, i.e., May 9,

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VRP 05-08-114	LifeCare Hospital	Castro & Killen, P.C.	8/10/2005	9/7/2005		8/23/2005		Chapter 245 of the Texas Local Government Code and the UDC or that there has been compliance with the provisions of
VRP 05-08-115	Cadillac Lake Estates PUD	Pape-Dawson	8/13/2005	9/10/2005	8/23/2005			Approval as of September 22, 1999 for 80 detached single-family dwelling units in accordance with Cadillac Lake Estates PUD plat of that date.
VRP 05-08-116	Meadows of Bridgewood Subdivision	Pape-Dawson	8/16/2005	9/13/2005	8/23/2005			Approved as of September 30, 2002, the approval date for the Meadows of Bridgewood Subdivision MDP #735, 735A, and 735B, for approximately 980 single-family dwellings.
VRP 05-08-117	Bluecrest Apartments	MBC Engineers	8/30/2005	9/27/2005		9/23/2005		Disapproved. The plat identifies a project at the time of platting, however no progress towards completion has been made for more than 16 years. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code and the UDC. Additionally, there is no evidence in the application that there has been compliance with any other provisions of the UDC regarding vested rights. (9-23-05)
VRP 05-09-118	Trophy Ridge Subdivision	Pape- Dawson	9/13/2005	10/11/2005	9/23/2005			As of March 6, 2003 for approximately 533 single-family residential units and a school located on a site of approximately 15 acres provided that 8% of the net developable area of the MDP was platted prior to July 29, 2005. Supporting documentation as evidence of the platting of the 8% was not contained in the application.
VRP 05-09-118 Revised Leagal Statement			9/29/2005	10/27/2005	9/29/2005			As of March 6, 2003 for approximately 533 single-family residential units and a school located on a site of approximately 15 acres as shown on MDP # 778 Trophy Ridge Subdivision.
VRP 05-09-119	200 Acre Grosenbacher Site	Kimley- Horn and Associates, Inc.	9/19/2005	10/17/2005	9/23/2005			Approved as of December 14, 2004, the approval date for the Utility Services Agreement for the "Harlach Tract", for approximately 837 single-family dwellings. This approval will expire in accordance with the terms of the Utility Service Agreement and SAWS Utility Service Regulations.
VRP 05-09-120	19210 Birdsong East (The Gardens at Sonterra)	David Anderson Homes, Inc.	9/21/2005	10/19/2005	9/22/2005			As of October 24, 1984, the date of plat approval by COSA Planning Commission
VRP 05-09-121	18907 Calle Cierra (Cobblestone PUD)	David Anderson Homes, Inc.	9/21/2005	10/19/2005	9/22/2005			As of April 26, 1995, the date of plat approval by COSA Planning Commission
VRP 05-09-122	Fredericksburg Road - Branch Bank	Martin, Drought & Torres	9/27/2005	10/25/2005	10/12/2005			Approved as of January 29, 2003, the date for a service-banking facility of approximately 66,000 square feet with attendant parking
VRP 05-09-123	Canterbury Farms	NISD	9/28/2005	10/26/2005	9/28/2005			Approved as of January 10, 2000 the date of the Master Development Plan (MDP) approval by the Director of Planning for the City of San Antonio.
VRP 05-09-124	Leon Springs Commercial	Brown P.C. Attorneys at Law	9/27/2005	10/25/2005	10/28/2005			Approved as of February 3, 2004 the date of the current plat application. The plat application dated December 1, 1994 expired in accordance with the UDC. Second, there is no project stated. The application merely states that something "commercial" will be constructed on the site. Third, the original "project" as stated by the property owner was the "placement of fill" and this "project" expired January 21, 1997 in accordance with the terms of the Department of the Army letter dated August 19, 1996. Lastly, the documentation referring to payment of impact fees is undated and appears to be only an invoice. There is no evidence in the application that the impact fees were ever paid.
VRP 05-09-124 Appeal to the Planning Commission					4/12/2006			Approved as of June 5, 1997 by the Planning Commission
Average								
FY 2006								
VRP 06-10-001	Corporate Woods Office Park	Civil Engineering	10/4/2005	11/1/2005				
Time Extension Requested by Bob Thornber	Time Extension Requested by Bob Thornber expires 5/21/06		11/22/2005	5/21/2006	5/31/2006			Based on additional information provided by applicant; recommend approve for rights effective 2-19-85 for 116,920 S.F. in Phase III of C3 use and 145,975 S. F. in Phase IV of C3/Office use.
VRP 06-10-002	Eland Energy	Kimley-Horn	10/13/2005	11/10/2005	11/17/2005			Approved as of October 9, 1986 for approximately 1,100,000 SF of total area of impervious surface, approximately 200 multi family residential dwelling units and approximately 200, 000 SF commercial non-residential.
VRP 06-10-003	Fawn Meadow	Civil Engineering	10/26/2005	11/23/2005		11/22/2005		Disapproved. The 1995 plat indicates an ongoing project. The replat for 09-25-97 indicates the project was valid at that time. However, there has been no activity since that time. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code

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(Resubmittal)			12/2/2005		12/19/2005			Approved as of October 22, 1984 for 24,750 S.F. retail development. Project is not dormant; applicant has demonstrated progress towards completion in accordance with Chapter 245 of the Texas Local Government Code.
VRP 06-10-004	Westcove Village	MBC	10/31/2005	11/28/2005		11/22/2005		Disapproved. DRP is only valid as long as the underlying permit is valid. There is no information supplied in the application to support that the POADP is currently valid. There are several MDPs listed. There is no evidence provided to ascertain if one is applicable to this application
(Resubmittal)			12/14/2005			1/23/2006		Disapproved. There is no specific use identified for this tract in POADP # 250 as indicated in the application. Therefore no project existed for this particular site.
VRP 06-11-005	Oaks of Redland	Martin, Drought & Torres	11/4/2005	12/2/2005	11/30/2005			Approved as of April 12, 2001 , as date expenditures exceeded 5% of the fair market value of the property, for the project depicted in Exhibit # I, Guenther Tract Master Plan.
VRP 06-11-006	Laredo Encino Development	Civil Engineering	11/7/2005	12/5/2005	11/30/2005			Approved as of September 5, 1997 for retail/office/mini-storage facility in accordance with POADP # 534B provided such facility is in conformance with Chapter 34 of the San Antonio City Code for impervious cover
VRP 06-11-007	Lutheran High School New Campus	Brown Engineering	11/9/2005	12/7/2005		12/8/2005		Disapproved. The application does not indicate that a project existed in 1985 for the subject tract. Second, the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code
(Resubmittal)			12/19/2005			2/1/2006		Disapproved, no specific use was identified for this tract in POADP # 64. Therefore no project existed for this particular site.
VRP 06-11-008	Fidelity Stone Oak I - 13 acres	Pate Engineers	11/14/2005	12/12/2005	12/16/2005			Approved as of June 5, 1985 for 10 units per acre, 138 total units, per Stone Oak Master Plan.
VRP 06-11-009	Culebra Market	Brown P.C. Attorneys at Law	11/14/2005	12/12/2005		12/16/2005		May recommend approval for vesting, however insufficient information has been provided to make a determination. Recommend return to applicant for additional information, such as the signed water contract from SAWS.
VRP 06-11-010	North Central Outpatient Clinic	Pape Dawson	11/15/2005	12/13/2005	12/16/2005			Approved as of May 11, 1992 for 58,900 S.F of commercial building area.
VRP 06-12-011	Northwoods Retail Phase 3	Barshop & Oles	12/1/2005	12/29/2005	12/16/2005			Approved as of June 5, 1996 , per commercial construction plan submitted with application for 200,000 SF commercial multiple phase development. Project is not dormant; applicant has demonstrated progress towards completion in accordance with Chapter 245 of the Texas Local Government Code.
VRP 06-12-012	Heatherglen Apartments	MBC	12/1/2005	12/29/2005		12/16/2005		Disapproved as submitted. The POADP expired on January 6, 2002. There is no information to indicate if POADP is valid. Further there is no information to indicate if project is within the submitted POADP, POADP 675A or another POADP.
(Resubmittal)			12/28/005		1/30/2006			Approved as of July 7, 2000 for a 443,005 S.F. for an apartment development of 12 buildings with 196 units.
VRP 06-12-013	CVS #75178 - SEC Stone Oak Pkwy / Sonterra	Carter & Burgess	12/13/2005	1/10/2006	12/16/2005			Approved as of June 1, 1982 for 12,900 SF-Community Commercial development in accordance with Stone Oak Master Plan (DRP) #243.
VRP 06-12-014	Oak Stone Community	Brown P.C. Attorneys at Law	12/15/2005	1/12/2006	1/12/2006			Approved, based on applicant's request. This property is vested in 1983 for LDA, for single family use up to 0.5 units/acre.
(Resubmittal)			1/19/2006		2/1/2006			Based upon additional information provided by applicant, recommend approval. This project is vested as of 1983 for LDC, single family use up to 6.0 units /acre.
VRP 06-12-015	Gathering Oak Office Center	Gibbons Surveying	12/21/2005	1/18/2006	1/9/2006			Approved as of June 5, 1985 for 40,000 S.F. of office/warehouse development per Stone Oak Master Plan
VRP 06-12-016	Redland Road Mini Storage	Brown P.C. Attorneys at Law	12/22/2005	1/19/2006		1/30/2006		Disapproved based on application submitted. A plat was submitted September 15, 1999 however, the application does not provide any supporting documentation of activity since that time, including the installation of infrastructure. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code.
(Resubmittal)			2/15/2006		3/2/2006			Approved as of September 15, 1999 for 30,000 S.F. mini-storage center based on additional information provided by applicant demonstrating drainage impact fees paid and evidence of sewer line construction.
VRP 06-12-017	Rogers Ranch	Brown P.C. Attorneys at Law	12/23/2005	1/20/2006		1/30/2006		application that the OSA Sewer Service Contract is a valid permit for the commencement of the project. Therefore I am unable to determine if the project contained in the application is consistent with the master plan. There is no indication in the application to determine if the POADP was valid. The application indicates that vesting is requested for the entire POADP #538. The POADP itself, as well as the application, indicates that the development will be completed in phases. Without a specific project identified to each phase or an indication on the application that the remainder of the project will be completed in one phase, vesting cannot be approved. In addition, although we make no determination to the validity of Vested Rights Permit # 02-02-66; May 11, 2004 passed without activity and your reliance upon En Seguido, Ltd. v. City of San Antonio, Cause No. 2005-CI-09689 in the 37th Judicial District of Bexar County, Texas is not controlling. The City of San Antonio does not consider this judgment binding upon current reviews of vested rights applica

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(Resubmittal)			5/12/2006			5/25/2006		Disapproved. A project may only vest if consistent with an approved and valid POADP. On April 8, 2003 POADP # 538A was approved and superseded POADP # 538. Therefore POADP # 538 is no longer valid. Further there is no information in the application indicating where specific development is to be located. The application is for vesting of an entire POADP without identifying a specific project to a specific tract of land within the POADP. Each phase must be verified as consistent with a valid POADP.
VRP 06-12-017 Appeal to the Planning Commission			2/15/2006		5/24/2006			Approved by Planning Commission, appealing to City Council
VRP 06-12-018	3.7 Acre Inwood Commercial Sub	Brown Engineering	12/28/2005	1/25/2006		1/30/2006		Disapproved. The project is dormant in accordance with Chapter 245 of the Texas Local Government Code.
(Resubmittal)			2/14/2006		3/8/2006			Approved after reviewing additional information for 150,000 S.F. mini- warehouse project with an effective date of 3-11-93.
VRP 06-12-019	Foster Ridge Sub	Pape Dawson	12/29/2005	1/26/2006		1/9/2006		Disapproval of application as submitted. There is no indication of an ongoing project, no approved POADP, no water or sewer line being installed other than an easement. There was a missing page from the plat. The project appears to be multi-phase although the applicant indicates it is not applicable.
(Resubmittal)			1/24/2006					
VRP 06-01-020	Westover Hills	Pape Dawson	1/9/2006	2/6/2006		1/30/2006		Disapproved as submitted there is insufficient information to identify the location of the property in POADP #250 and the nature of the project.
(Resubmittal)			2/1/2006			2/22/2006		Disapproved as the applicant has requested vested rights for development of 4,122 acres of mixed use development in DRP #250 approved May 6, 1987. There is no information in the application indicating where the specific development is located. The application is for vesting of a POADP without identifying a specific project to a specific tract of land within the POADP. While the application indicates that the overall project may be valid each unit or phase must be verified. In addition the POADP must comply with all requirements for an MDP through the VRP process.
VRP 06-01-021	Crown of Life Lutheran Church Community Life Center	Slay Engineering	1/17/2006	2/14/2006	2/1/2006			Approved as of September 19, 1983 for 98,794 sq. ft. of impervious cover for institutional religious development.
VRP 06-01-022	Gordon Hartman Family YMCA	Turner Collie & Braden	1/19/2006	2/16/2006	2/1/2006			Approved as of September 15, 1985 for 83,600 sq. ft athletic use building and appurtenances
VRP 06-02-023	Dove Canyon	Earl & Associates	2/6/2006	3/6/2006		3/2/2006		Disapproved as the application does not indicate that a specific project existed in 1985 for the subject tract. Second, if it is determined that a project existed in 1985 there is no indication in the application to demonstrate progress towards completion of the project therefore the project is dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code. Further, there is no supporting documentation in the application to show that the water and sewer service contract is a valid permit for the commencement of a project.
VRP 06-02-023 Appeal to the Planning Commission			3/17/2006			5/18/2006		Disapproved vesting applicant has filed a Consent Agreement CA# 06-05-001
VRP 06-02-024	Mini Storage	Earl & Associates	2/6/2006	3/6/2006		3/2/2006		does not support an application for vesting. There is no indication in the application of the City having jurisdiction of the plan. To obtain vested rights the applicant must meet two requirements. First, there must be evidence of some specific project/endeavor. The UDC defines project as "[a]n endeavor over which the City exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor. Within the context of § 35-710 (Permit Rights), "project" shall mean an endeavor over which the city exerts its jurisdiction and for which a preliminary overall area development plan, a plat, plat application or a building permit is required to initiate or continue the endeavor. Second, the initiation/start of a project may be verified by having obtained a "Permit" which means "[a] license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which t
VRP 06-02-024 Appeal to the Planning Commission	Withdrawn by the applicant		3/17/2006					Withdrawn by the applicant
VRP 06-02-025	Pericos Grill	Pate Engineers	2/10/2006	3/10/2006		3/2/2006		Disapproved based on information provided in application. (Recommend applicant provide supporting documentation contained in VRP # 05-02-053)
(Resubmittal)			3/13/2006		3/30/2006			Approved effective September 7, 1994 for 25,724 S. F. of office development.
VRP 06-02-026	Arion Business Park	Civil Engineers Consultants	2/15/2006	3/15/2006	3/8/2006			Approved as of May 11, 1988 for 681,000 S.F. of office /warehouse development.
VRP 06-02-027	Highland Park Apartments	Leslie P. Busick	2/15/2006	3/15/2006		3/8/2006		Disapproved as submitted. While the December 22, 1993 plat application and submittal on January 14, 1998 may identify a project to support the development proposed in the application; there is no further information in the application to demonstrate further progress towards completion of the project. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code for vested rights. The project may be vested if the applicant can provide documentation of payment for impact and infrastructure fees at the time of plat recordation.

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(Resubmittal)			3/27/2006		3/30/2006			Based on the submittal of additional information showing the impact fees paid December 15, 2000 recommend rights effective December 22, 1993 for 240 multifamily units and 8,000 S.F. of multifamily amenities
VRP 06-02-028	R&N Garage	Earl & Associates	2/24/2006	3/24/2006	3/8/2006			Approved as of May 26, 2005 for 69,217 S.F. of automotive garage development.
VRP 06-02-029	Timberwood Park Unit 64	Earl & Associates	2/24/2006	3/24/2006		3/24/2006		Disapproved as submitted. Subsequent to the plat of 11-20-85 there is insufficient information in the application to demonstrate further progress towards completion of the project. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code for vested rights .
VRP 06-02-030	Culebra Market	Kaufman & Associates	2/24/2006	3/24/2006		3/24/2006		Disapproved. Zoning does not support the basis for rights under Chapter 245 of the Texas Local Government Code and Article 7 of the Unified Development Code. The application for a flood plain permit which defines the development as "permanent fill" does not support the project defined in the application. POADP # 656 does not include the subject property in the application for vested rights. While POADP #656 may have accrued rights and demonstrated progress towards completion of the project these rights would not extend to the subject property.
VRP 06-02-030 Appeal to the Planning Commission	withdrawn by the applicant filed a Consent Agreement		3/23/2006					Withdrawn by the applicant filed a Consent Agreement
VRP 06-02-031	Stone Creek Unit 1	Michael Espensen	2/28/2006	3/28/2006	3/24/2006			Approved as of May 9, 1983 for 50,000 s.f. office/retail development.
VRP 06-03-032	Encino 4	Arden Encino Partners	3/2/2006	3/30/2006		3/24/2006		Disapproved as submitted. There may be a basis for vesting however the application does not define the type of project proposed. The only information for the specific project is 444,375 square feet.
(Resubmittal)			3/28/2006		4/26/2006			Approved with an effective date of November 13, 1984 for the office use that is consistent with POADP #20 and POADP #268 for the project under consideration.
Revised					5/31/2006			Applicant may be vested to rights effective November 13, 1984 for commercial office and retail when a project is identified that is consistent with the land use identified in POADP # 268 and POADP # 20.
VRP 06-03-033	Encino 1	Arden Encino Partners	3/3/2006	3/31/2006		3/24/2006		Disapproved as submitted. There may be a basis for vesting however the application does not define the type of project proposed. The only information for the specific project is 671,400 square feet.
(Resubmittal)			3/28/2006		4/26/2006			Approved with an effective date of November 13, 1984 for the office use that is consistent with POADP #20 and POADP #268 for the project under consideration.
Revised					5/31/2006			Applicant may be vested to rights effective November 13, 1984 for commercial office and retail when a project is identified that is consistent with the land use identified in POADP # 268 and POADP # 20.
VRP 06-03-034	Trailcrest Office Complex	Earl & Associates	3/6/2006	4/3/2006		3/27/2006		Disapproved as submitted. The granting of an easement for sewer and recycle water does not support vesting. While the January 25, 1995 may constitute a permit there is insufficient information in the application to demonstrate further progress towards completion of the project. There is no information in the application to demonstrate if and when sewer lines were installed as stated. Accordingly, the project is dormant in accordance with Chapter 245 of the Texas Local Government Code for vested rights.
(Resubmittal)			4/18/2006			5/31/2006		Disapproved as resubmitted. There was no progress demonstrated in application as required by Chapter 245 of the Texas Local Government Code. The requirement of progress towards completion of a project between May 2000 and May 2004 was not shown.
(Revised)					6/22/2006			Based upon additional information submitted by the applicant demonstrating progress of the 197,800.32 S.F. project for a church office and school with 146,100 S.F. of impervious cover, recommend approval with rights effective January 25, 1995 .
VRP 06-03-035	Horizon Pointe Subdivison	Brown P.C. Attorneys at Law	3/10/2006	4/7/2006		4/5/2006		Disapprove vesting for March 21, 1984. There is no information provided in the application to show evidence that the Martinez II Sewerage System Funding Agreement was complied with or that the agreement extended more than two years after March 28, 1984.
(Resubmittal)			4/13/2006		5/31/2006			Based on additional information provided to verify that the Martinez II Sewerage System Funding Agreement was complied with; recommend approval effective March 21, 1984 for 1,700 residential dwelling units on 434.60 acres.
(Revised)					6/8/2006			Based on additional information provided to verify that the Martinez II Sewerage System Funding Agreement was complied with; recommend approval effective March 21, 1984 for 1,700 residential dwelling units on 434.60 acres of impervious cover.
VRP 06-03-036	Fidelity Stone Oak 3	Pate Engineers	3/13/2006	4/10/2006	4/5/2006			Approved as of June 5,1985 for 54,400 s. f. of neighborhood commercial development in accordance with POADP # 48 Stone Oak Land Use Plan.

Vested Rights Permit Log								
Legend: A= Approved W/ C= with conditions DA= Disapproved								
V.R.P.	Site Location or Name of Project	Owner / Developer	Date	Due Date	Approved	Disapproved	Additional Information Required	Comments
ID. #			submitted					
VRP 06-03-037	Potranco II 88.28 Acre Sub	Overby Descamps	3/23/2006	4/20/2006		4/20/2006		Disapproved for July 24, 1985 as submitted. The sewer contract provided with the application for vested rights does not provide sufficient information to show the payment of impact fees or the transfer of EDUs. Further the application contains no documentation to demonstrate progress of a project prior to May 11, 2004 to keep the project alive. The project as shown in valid POADP # 238, which was not included in the application, does not match the project described in the application. The project in the application describes a new project.
(Resubmittal)			5/5/2006		5/16/2006			After reviewing additional information provided by applicant recommend vesting effective July 24, 1985 for 460 units of single family residential development consistent with POADP# 238.
VRP 06-03-038	Turtle Creek Park	Gibbons Surveying	3/31/2006	4/28/2006	4/26/2006			Approved with an effective date of September 14, 2003 for 27,223 square feet of residential development of eight (8) townhomes in area 1 and area 2. Approval of area 3 with an effective date of August 8, 2003 for 63, 685 square feet of commercial development of self-storage units.
VRP 06-04-039	Sebastian Place	Camacho Hernandez & Assoc	4/10/2006	5/8/2006		5/3/2006		Disapproved as the application indicates that the original project was completed. There is no evidence in the application of an ongoing project. Additionally, there is no information in the application to indicate that the project, if any, is not dormant in accordance with the Texas Local Government Code, Chapter 245.
(Resubmittal)			5/17/2006		5/31/2006			Based on additional information provided by applicant demonstrating continuing progress of the project; recommend approval for rights effective August 2, 1983 for one commercial/office building of 12,400 S.F. with 25,027 S.F. of parking.
VRP 06-04-040	Triana	Vickrey & Assoc	4/10/2006	5/8/2006		5/3/2006		Disapproved as submitted. There was no documentation in the application to support compliance with the conditions of the Utility Service Agreement. If the applicant submits information to support compliance with the terms of the Utility Service Agreement the project may be vested effective 4-14-05 for 700 single-family dwelling units and 8.91 acres of commercial development in conformance with MDP # 004-06.
(Resubmittal)			5/17/2006		6/6/2006			Based on additional information submitted by applicant recommend approval for rights effective 4-14-05 for 700 single-family dwelling units and 8.91 acres of commercial development consistent with MDP # 004-06.
VRP 06-04-041	Wachovia Bank	Kaufman & Associates	4/10/2006	5/8/2006		5/3/2006		Disapproved. While the original project may have been initiated with the original plat on March 21, 1984 the information provided in the application indicates that the project was complete. The construction contracts and permits submitted with the application indicates remodeling of a completed project.
(Resubmittal)			5/17/2006		5/31/2006			Approved for rights effective March 21, 1984 based on submittal of additional information verifying continued progress and a project consistent with POADP # 70 for 10,000 S.F. of commercial development as a banking facility.
VRP 06-04-042	Capital Foresight	Kaufman & Associates	4/20/2006	5/18/2006	5/11/2006			Approved for 350,000 S. F. of commercial development consistent with PODP # 268, effective November 13, 1984 .
(Revised)					8/31/2006			Approved for 350,000 S. F. of total building footprint of commercial development consistent with PODP # 268, effective November 13, 1984 .
VRP 06-04-043	Halo Productions	MBC	4/25/2006	5/23/2006	5/23/2006			Approved effective May 14, 1986 for 11,220 S.F. development of three (3) commercial/office buildings.
VRP 06-05-044	Sombra Wood Condominiums	Earl & Associates	5/11/2006	6/8/2006	5/31/2006			Approved for rights effective April 21, 2006 for 15,900 S.F. of 21 multi-family condominium units
VRP 06-05-045	Westcreek Mini Storage	Brown P.C. Attorneys at Law	5/16/2006	6/13/2006	6/6/2006			Approval for rights effective March 6, 2000 for 79,228 S.F. of impervious cover for development of a mini storage facility.
VRP 06-06-046	Tuscan Ridge	Brown P.C. Attorneys at Law	6/19/2006	7/17/2006	7/17/2006			Phase I consisting of 28.60 acres with 119 residential dwelling units and 10.46 acres of open space, Phase II consisting of 27.39 acres with 680 dwelling units of multi-family (MF-25), Phase III consisting of 2.92 acres of C-2 commercial development and Phase IV consisting of 4.25 acres of O-1 Office Development. Rights acquired in reliance of this permit will expire in five (5) years, February 24, 2010, in accordance with Section 35-712 (b) (3) of the San Antonio Unified Development Code, unless the action required to maintain rights is taken within the time frame indicated by said section and the project does not become dormant in accordance with Chapter 245 of the Texas Local Government Code and the San Antonio Unified Development Code Chapter 35. Further this determination is limited to the projects consistent with and located within approved MDP #853 for phases I, II, III and IV. This determination will expire June 20, 2007 unless a final plat is approved within two (2) years from the approval of the MDP that plats, at least eight (8) percent of the net area
VRP 06-06-047	Kinder Ranch	Brown P.C. Attorneys at Law	6/22/2006	7/20/2006	7/18/2006			Recommend approval of rights effective December 28, 2004 for development consistent with MDP # 824 specifically for Unit 1 consisting of 63.87 acres with 272 single family detached residential dwelling units and 4.18 acres of dedicated park space, Unit 2 consisting of 56.43 acres with 307 single family detached residential dwelling units, 1.05 acres of open space, Unit 3 consisting of 91.15 acres with 365 single family detached residential dwelling units and 2.34 acres of open space and 5.45 acres of dedicated park space, Unit 4 consisting of 48.31 acres with 189 single family detached residential dwelling units, 5.17 acres of open space, Unit 5 consisting of 69.10 acres with 173 single family detached residential dwelling units, 3.06 acres of open space, Unit 6 consisting of 66.00 acres with 254 single family detached residential dwelling units, 14.45 acres of open space , Unit 7 consisting of 175 acres with 274 single family detached residential dwelling units and 63.70 acres of open space and 22.23 acres of dedicated park space, Unit 8 consisting of 120.10 acres w

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ID. #			submitted					
VRP 06-06-048	Bass Ranch	Brown P.C. Attorneys at Law	6/22/2006	7/20/2006	7/18/2006			<p>Tract 1 consisting of 49.20 acres with 136 single family detached residential dwelling units and 12.32 acres of open space Tract 2 consisting of 56.41 acres with 170 single family detached residential dwelling units and 15.29 acres of open space Tract 3 consisting of 36.19 acres with 74 single family detached residential dwelling units and 17.30 acres of open space Tract 4 consisting of 10.79 acres of commercial development and 1.99 acres of open space,Tract 5 consisting of 1.34 acres of commercial development and 0.31 acres of open space,Tract 6 consisting of 1.33 acres of commercial development. MDP #823 shall provide a minimum total park space of 5.44 acres and .71 acres of public ROW. Rights acquired in reliance of this permit will expire in five (5) years, January 10, 2010, in accordance with Section 35-712 (b) (3) of the San Antonio Unified Development Code, unless the action required to maintain rights is taken within the time frame indicated by said section and the project does not become dormant in accordance with Chapter 245 of the Texas Local Government Code.</p>
VRP 06-06-049	Westcreek Mini Storage	Brown P.C. Attorneys at Law	6/23/2006	7/21/2006			7/25/2006	<p>Recommend return for additional information. The application indicates a request to plat a March 20, 1999 sales on plat # 960214. However plat # 960214 was not provided. In addition the request for rights to be established does not identify the type of development for the project. While plat # 000234 was provided with the application and is next to the subject property there is no documentation provided which indicates these two plats are associated with an MDP and part of a phase development. The cost bond information, dated October 21, 1996, provided with the application indicates an expiration date of October 27, 1999. Applicant alleges the cost bond is still in effect however there is no information to verify that the cost bond has not lapsed. The submittal of the <i>Stormwater Detention Report</i> for Plat # 000234 analyzes the existing conditions it does not take into account the ultimate conditions of future projects on the adjoining property. Applicant may provide the <i>Stormwater Detention Report</i> for Plat # 960214. Further there is no evidence in the application of an ongoing project. There is no indication that the project, if any, is not dormant in accordance with the Texas Local Government Code.</p>
VRP 06-06-050	Summerfield Crossing Retail Center	Andrew Guerrero	6/27/2006	7/25/2006			7/21/2006	<p>Recommend return for more information. The supporting documentation in the application does not clearly establish that POADP #329 was valid. The POADP would have expired 18 months after approval unless a plat was filed prior to that date. There is nothing in the application to indicate a plat was filed during that 18 month period. Second, if one assumes that the POADP was validated by the filing of a plat within the initial 18 months after approval, the POADP expired under the terms of Section 35-1027 of the 1987 UDC which requires platting of 8% of all POADPs that were valid on 9/1/1997 within the period 9/25/1997 to 3/24/1999 to remain valid. Further if 8% had been platted then there is insufficient documentation to demonstrate 50% had been platted to validate the POADP beyond 10 years. Lastly, there is nothing in the application to indicate that a project, if any, associated with the POADP is not dormant in accordance with the provisions of Chapter 245 of the Texas Local Government Code.</p>
(Resubmittal)					8/28/2006			<p>Based on additional information provided by applicant demonstrating validity of POADP #329 and progress towards completion of the project, recommend rights effective 8/7/92 for 15,000 S.F. of retail development.</p>
VRP 06-06-051	Dove Canyon Commercial-Retail Project	Earl & Assoc.	6/29/2006	7/27/2006			7/27/2006	<p>September 7, 1989. There is nothing in the application or MDP Master List to indicate a plat was filed during that 18 month period. Second, if it is assumed that the POADP was validated by the filing of a plat within the initial 18 months after approval, the POADP expired under the terms of Section 35-1027 of the 1987 UDC which requires platting of 8% of all POADPs that were valid on 9/1/1997 within the period 9/25/1997 to 3/24/1999 to remain valid. In addition the VRP Application does not provide a project permit for the requested rights, such as a site plan, to establish consistency with the POADP, if in fact it is determined to be a valid POADP. There is insufficient evidence in the application to establish rights under Chapter 245 of the Texas Local Government Code, the UDC, or common law. Further if documentation is submitted to establish current rights under Chapter 245 of the Texas Local Government Code and Article VII of the UDC the POADP may expire September 25, 2007 if 50% is not platted.</p>
Resubmittal			8/24/2006					
VRP 06-06-052	Remuda Ranch Commercial	Brown P.C. Attorneys at Law	6/30/2006	7/28/2006	7/28/2006			<p>Recommend approval if a project consistent with the 20.98 acres of commercial development in POADP #433 is presented applicant may have rights effective December 2, 1994. When a submittal of a site plan or plat for the subject property is reviewed a final determination of consistency with the project may be made.</p>
VRP 06-06-053	Remuda Ranch Phase 1 & 2	Brown P.C. Attorneys at Law	6/30/2006	7/28/2006		7/28/2006		<p>Recommend denial as submitted. While the applicant may have rights effective December 2, 1994 for a project consistent with the Phase I and Phase II for 117 acres of residential development in POADP #433, the application as submitted is not consistent with POADP # 433 which designates 268 single family residences for Phase I and Phase II.</p>
(Resubmittal)					8/23/2006			<p>Recommend rights effective 12/02/94 for 240 single family dwelling units for Phase II and 240 single family dwelling units for Phase III consistent with PAODP #433.</p>
VRP 06-07-054	Robards 3 Royal Crest	Burton Kahn	7/11/2006	8/8/2006		8/1/2006		<p>Recommend denial based on information provided in the application which does not comply with the provisions of Chapter 245 of the Texas Local Government Code and Article VII of the UDC for vesting of rights.</p>
VRP 06-07-054 Appeal to Planning Commission			8/11/2006					
VRP 06-07-055	JBJ Subdivision	Brown P.C. Attorneys at Law	7/13/2006	8/10/2006	8/1/2006			<p>Recommend approval of a project for trailer sales with rights effective October 22, 2002 on 1.55 acres.</p>
(Resubmittal)			8/28/2006					

